



COUNTY OF PLACER
Community Development/ Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
CDRA Director

DATE: May 17, 2010

SUBJECT: REZONE – GONDOLA NORTH HOMESITE SUBDIVISION (PSUBT20080310)

ACTION REQUESTED:

The Board is being asked to consider a recommendation from the Planning Commission to approve a rezone of approximately 6.1 acres from Forestry (FOR) and 4.07 acres from Open Space (O) to approximately 10.5 acres of Single-Family Residential combining Minimum Building Site of 8,000 square feet (RS-B-8) and a request to rezone approximately 4.10 acres from Residential Forestry – Development Reserve (RF-DR) to O (Open Space). The Board is also being asked to consider the adoption of a Mitigated Negative Declaration for the project.

BACKGROUND:

Project Site

The site is located along the northern edge of the "snowbound area" of Sugar Bowl's Village Core area on Mule Ears Drive, within the Sugar Bowl Ski Resort on the south of Donner Pass Road (Old United States Highway 40). The majority of the site is vegetated with lodge pole pine, red fir and western white pine with some wetland and grassland areas. Surrounding land uses include single-family and multi-family residential developments to the south and southeast and to the east; the areas to the west and north of the project site are largely undeveloped parcels, with the exception of some roadways, railroad tracks, and infrastructure.

Project Description

The applicant, TLA Engineering and Planning, Inc., on behalf of Mountain Lincoln, LLC, is requesting approval of a rezone of 6.1 acres from FOR and 4.07 acres from O to approximately 10.5 acres of RS-B-8. Another rezone is proposed to rezone approximately 4.10 acres from RF-DR to O.

A Vesting Tentative Subdivision Map, a Conditional Use Permit, and a Variance for the development of a 25-residential lot subdivision on 11.5 acres are also part of the application. The Conditional Use Permit was approved by the Planning Commission to allow for ski lift facilities and operations, and the Variance was approved for an increased maximum residential building height of 36 feet as opposed to the required 30 feet. The Planning Commission also approved the Vesting Tentative Subdivision Map for a 25-lot residential subdivision contingent upon the approval of the proposed rezoning.

PLANNING COMMISSION ACTION:

On February 11, 2010, the Planning Commission unanimously adopted a motion (6:0, Brentnall absent) to support staff's recommendations and approve a Vesting Tentative Subdivision Map, a

Conditional Use Permit, and a Variance for a 25-lot residential subdivision. The Planning Commission also forwarded a recommendation to the Board of Supervisors to approve the Rezoning requests. There was no public comment received at the Planning Commission public hearing. The majority of the comments from the Planning Commission focused on clarification of the ski lift facilities and operations, tree removal and the uses of Forestry lands.

DISCUSSION OF ISSUES:

Rezoning:

The project site has two zone districts: FOR and O. The applicant is requesting that approximate ten acres of both FOR (approximately six acres) and O (approximately four acres) be rezoned to RS-B-8. The intent of the proposed Rezoning is to allow the site to be developed as a 25-lot residential subdivision. The subdivision map also includes two parcels (Parcels B and C) that will be preserved for the purposes of open space preservation (existing sensitive areas). To compensate for the 4.07 acres of Open Space to be rezoned to allow for the residential subdivision, approximately 4.10 acres of the approximate 23 acre parcel (Assessor's Parcel Number 069-070-043) currently zoned RF-DR is proposed to be rezoned to O.

A number of subdivisions have been approved within the Sugar Bowl development area over the past 15 years. The following table taken from the Planning Commission staff report demonstrates the approved subdivisions and associated rezones:

Name of Subdivision	Project Description	Rezone
Sugar Bowl Unit II	Subdivision of six residential lots	Approximately 0.4 acres from Open Space to Residential Single-Family with a combining building site size of 20,000 square feet
The Chalet	12 Townhome Residential Development	1.95 acres from Recreation-Forestry and Forest Residential-Development Reserve to Residential Multi-Family with a Planned Residential Development overlay 0.39 acres of Open Space required for the Planned Development 1.04 acres of Open Space provided exceeding the Planned Development Open Space requirement of 0.39 acres
Sugar Bowl Unit III	30 residential lots comprising areas known as the <i>Christmas Tree, Lincoln Reserve, Crow's Nest and North Village</i>	8.1 acres of Lincoln Reserve, Christmas Tree, and Crow's Nest subdivision rezoned from Open Space to Residential +19.25 acres of Residential-Forest rezoned to Open Space Contributed \$2,000 per residential unit to the County's Open Space Preservation Trust Fund
The Meadows	12 Unit Multi-Family Residential Project	2.4 acres from Residential Forest Development Reserve to Multi-Family Residential 0.462 acres Open Space required for the Planned Development +69,538 acres zoned for Residential-Forest-5 acre-PD-0.2 to Open Space
Mt. Judah Residential Expansion (Planned Development)	62 Unit Condominium Development	Required Open Space = 3.74 acres Provided: 6.18 acres Residential Forest Development Reserve to Open Space + 2.44 acres of Open Space 42 acres Residential Forest Development Reserve to Forest zoning

In summary, while previous requests at Sugar Bowl have authorized the rezoning of a total of 12.58 acres from Open Space to residential land uses, the applicant has at the same time rezoned 82.3 acres from other zoning districts to Open Space. As a result, the applicant has permanently preserved significantly more Open Space to assure that the overall character of the project area is maintained.

The Planning Commission concluded that the approval of the Rezoning will provide a more effective project design by developing on less steep topography/terrain, that the resulting lot sizes will be equal to or greater in size than surrounding lots, and the project will result in a no net-loss of Open Space. The Planning Commission concluded that the proposed Rezoning is consistent with the existing General Plan land use designation and unanimously supported the request.

ENVIRONMENTAL CLEARANCE:

A Mitigated Negative Declaration was prepared for this project (SCH No. 2009092060) and has been finalized pursuant to CEQA. The Mitigated Negative Declaration must be found to be adequate and complete by the Board prior to approval of the project in order to satisfy the requirements of CEQA, and a recommended finding for this purpose can be found at the end of this staff report.

RECOMMENDATION:

Staff forwards the Planning Commission recommendation that the Board adopt the recommended findings and approve the Gondola North Homesite Subdivision Rezoning by taking the following actions:

1. Adopt the Mitigated Negative Declaration for this project as follows:

The Board of Supervisors has considered the proposed Mitigated Negative Declaration, the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration for the project based upon the following findings:

- A. The Mitigated Negative Declaration for the Gondola North Homesite Subdivision project has been prepared as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures include, but are not limited to: the installation of BMPs for water quality impacts; preconstruction surveys for and raptors; and payment of traffic mitigation fees to reduce transportation and circulation impacts.
 - B. There is no substantial evidence in the record as a whole that the project as revised and mitigated may have a significant effect on the environment.
 - C. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
 - D. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.
2. Adopt an Ordinance Rezoning approximately 6.1 acres from FOR zoning district on Assessor's Parcel Number 069-320-063 and approximately 4.07 acres from O zoning district on Assessor's Parcel Number 069-070-029 to approximately 10.5 acres of RS-B-8 and the Rezoning of approximately 4.10 acres from RF-DR zone district to O on Assessor Parcel Number 069-070-043 based on the following findings:
 - A. The zoning, as amended through this action, is consistent with applicable policies and requirements of the Placer County General Plan and is consistent with the land uses in the immediate area.

- B. The proposed zonings would not represent spot zoning and would not be contrary to the orderly development of the area, as the proposed zoning of RS-B-8 would allow the entire project to be developed as a clustered residential subdivision adjacent to previously approved subdivisions. The proposed zoning of O would compensate for the rezoning of O to RS-B-8 and would ensure a no net-loss of open space.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Director of Planning

Attached to this report for the Board's information/consideration are:

ATTACHMENTS:

Attachment 1:	Vicinity Map
Attachment 2:	Ordinance
Attachment 3:	Conditions of Approval
Attachment 4:	Tentative Maps
Attachment 5:	Mitigated Negative Declaration
Attachment 6:	February 11, 2010 Planning Commission Staff Report

cc: Michael Johnson – CDRA Director
Holly Heinzen – CEO Office
Karin Schwab – County Counsel
Scott Finley – County Counsel
Paul Thompson – Deputy Planning Director
Steve Buelna – Supervising Planner
Sarah Gilmore – Engineering and Surveying Department
Jill Kearney – Environmental Health
Andy Fisher – Parks Department
Angel Ringer – Air Pollution Control District
Rich Moorehead – Department of Public Works
Owner – Sugar Bowl, Mt. Lincoln, LLC c/o: Christopher Parker
Applicant – TLA Engineering and Planning, Attn: Brad Shirhall

Before the Board of Supervisors
County of Placer, State of California

Ordinance No.: _____
FIRST READING: _____

In the matter of: AN ORDINANCE AMENDING
PLACER COUNTY CODE, CHAPTER 17, MAPS
P11 and Q11, RELATING TO REZONING AT THE
SUGAR BOWL SKI RESORT (PSUB 20080310)

The following Ordinance was duly passed by the Board of Supervisors of the County of
Placer at a regular meeting held _____, by the following vote on roll
call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Clerk of said Board

Chairman, Board of Supervisors

Clerk of the Board Signature

Chairman Signature

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

The Placer County Code, Chapter 17, Maps P11 and Q11, relating to Rezoning in the Sugar Bowl area, is amended from FOR (Forestry) and O (Open Space) to RS-B-8 (Residential, Single-family, Combining Minimum Building Site of 8,000 square feet) and from RF-DR (Residential Forestry – Development Reserve) to O (Open Space), as shown on Exhibit A, attached hereto and incorporated herein by reference. The Board

Attachment 2

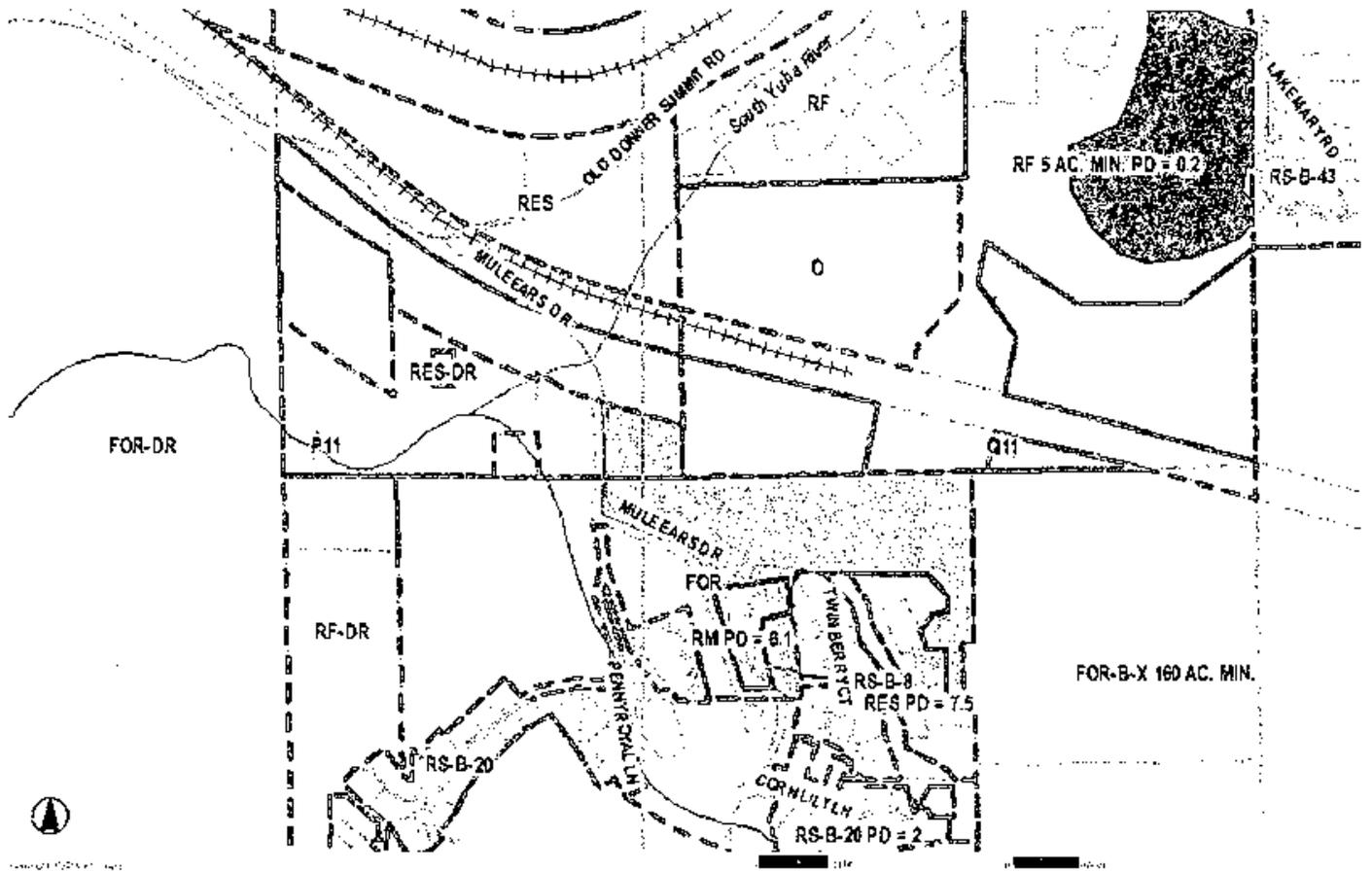
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ORDINANCE NO. _____

finds that assignment of the new zone districts are compatible with the objectives, policies, and general land uses specified by the Placer County General Plan (as amended by PSUB 20080310) adopted pursuant to the State Planning and Zoning Law, and will best serve the public's welfare.

This ordinance shall take effect and be in full force sixty (60) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with government code section 25124.

Exhibit A
ORDINANCE NO. _____





**CONDITIONS OF APPROVAL - TENTATIVE MAP SUBDIVISION
"GONDOLA NORTH SUBDIVISION" (PSUB 20080310)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION:

1. The following entitlements are approved for the Gondola North Homesite Subdivision project:
 - A. Vesting Tentative Subdivision Map to subdivide 11.28 acres of Parcel 069-320-063 and 0.21 acres of Parcel 069-070-029 for a total of 11.5 acres into 25 single family residential lots for future construction of single family homes in the RS-B-8 zone district of the Resorts and Recreation General Plan designation; and three parcels known as Parcels A for the purpose of a transportation corridor, and B, and C for the purpose of open space preservations.
 - B. Conditional Use Permit to:
 1. Relocate the current chairlift terminus to approximately 560 feet north of the subdivision.
 2. Construct a rope tow, to be located within the same area as the Gondola and chair lift, for purposes of personal ski-bound transportation to and from the site to the main lodge area.
 - C. Variance to allow a maximum residential building height of 36 feet as opposed to the allowed 30 feet.

(PLN)

2. The applicant has notified the County that it is reserving the right to file multiple final maps as allowed by Government Code section 66456.1. In the event the applicant chooses to do so, the County may modify any condition of approval pertaining to the construction of roads, drainage, or public utilities, to ensure the subdivision is provided with adequate services in conjunction with the proposed phasing, and may modify any other condition which may be associated with such proposed phasing to the extent required, in the County's sole discretion, to protect the public health, safety and welfare. Such modifications may require a Subdivision Map Modification. **(CC)**

IMPROVEMENTS/IMPROVEMENT PLANS

3. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and

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off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record Drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

The applicant shall provide five copies of the approved Tentative Map and two copies of the approved conditions with the plan check application. After the first Improvement Plan submittal and review by the ESD, the applicant may submit the Final Map to the ESD for initial technical review. Technical review of the Final Map shall not conclude until the Improvement Plans are approved by the ESD. MM VLI (ESD)

4. All proposed grading, drainage improvements, vegetation, tree impacts and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Soil stockpiling or borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's

acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **MM VI.2 (ESD)**

5. The Improvement Plan submittal shall include a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- a. Road and pavement design
- b. Structural foundations, including retaining wall design (if applicable)
- c. Grading practices
- d. Erosion/winterization
- e. Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- f. Slope stability

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required for subdivisions, prior to approval of the Improvement Plans. This certification may be completed on a lot by lot basis or on a tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **MM VI.3 (ESD)**

6. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. **MM VI.4 (ESD)**

7. Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) Best Management Practices for the project may include, but are not limited to: Fiber Rolls (SE-5), Hydrosceding (EC-4), revegetation techniques, and protective fencing.

Storm drainage from on and offsite impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water

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quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department. Best Management Practices shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) Best Management Practices for the project include, but are not limited to: rock outfall spreaders, revegetation and infiltration trenches. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **MM VI.5 (ESD)**

8. Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction. **MM VI.6 (ESD)**

9. Prior to issuance of a Building Permit, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees.

10. Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and offsite improvements and drainage easements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **MM VIII.1 (ESD)**

11. Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the

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satisfaction of the Engineering and Surveying Department (ESD). These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the homeowners' association. (ESD)

12. All storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek" or other language as approved by the Engineering and Surveying Division (ESD) and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement Plans. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Homeowners' association is responsible for maintaining the legibility of stamped messages and signs. (ESD)

13. Provide the Engineering and Surveying Department with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. (ESD)

14. Extend a pressurized water system into the subdivision to County (Section 7 of the LDM) or fire district standards, whichever are greater. (ESD)

15. An agreement shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the Engineering and Surveying Department prior to the filing of the Final Map(s). Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. (ESD)

16. Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. (ESD)

17. Submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer. (ESD)

GRADING

18. Mass grading is not proposed with this project, however any proposed subdivision grading beyond that necessary for construction of streets, utilities, and drainage improvements (i.e., mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts,

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and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration. (ESD/PLN)

19. In order to protect site resources including the areas to remain Open Space. Parcels B and C, no grading activities of any kind shall take place within the Open Space areas or within the 100-year flood plain of the Yuba River. (PLN)

20. Unless otherwise approved by the DRC, no concrete slab foundations shall be permitted. The intent of this condition is to limit the extent of grading to that reasonably necessary for residential construction and to ensure protection of sensitive environmental resources. These restrictions shall be indicated on the Improvement Plans and the Final Map. (PLN)

21. In order to protect site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream/drainage way nor within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. Some wetland filling is approved as a part of this project per the environmental document. (ESD)

ROADS/TRAILS

22. Construct subdivision road(s) on- and off-site to a minimum Plate R-1 (LDM) standard or as otherwise approved by the ESD. The road(s) and storm drainage shall be maintained by the Homeowners Association. All subdivision streets shall be designed to meet 25 mph design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a Traffic Index of 6 (Ref. Section 4, LDM). (ESD)

23. Construct all road entrances/driveways onto Mule Ears Drive to a Plate R-17 LDM standard. The design speed of Mule Ears Drive shall be 25 mph, unless an alternate design speed is approved by the DPW. The Plate R-17 structural section shall be designed for a Traffic Index of 6, but said section shall not be less than 3-inch AC over 8-inch Class 2 AB unless otherwise approved by the ESD. (ESD)

24. On lots where subdivision roadway cuts/fills exceed 4-foot in vertical height (as measured from finished road grade) or driveway grades would exceed 12% at any reasonable access location, the driveways shall be shown on the Improvement Plans and constructed with subdivision improvements, or specific development standards for that lot shall be established for inclusion in the Development Notebook and with appropriate CC&R restrictions and notification to the satisfaction of DRC. Said driveways shall have a paved width of not less than 10-foot, a minimum structural section of 2-inch AC/4-inch AB, and shall extend from the roadway edge not less than 50-foot into the lot, or as deemed appropriate by the Engineering and Surveying Department (ESD). These driveways shall be

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constructed such that the slope between the street and building site does not exceed 16%, or as otherwise approved by the servicing fire district and the ESD. (ESD)

25. Roadway improvements shall include adequate vehicular turn-around improvements and easements for utility vehicle access as required by the Engineering and Surveying Department. (ESD)

26. Proposed road names shall be submitted to the Engineering and Surveying Department (ESD) - Addressing (530-745-7530) for review and shall be approved by the ESD prior to Improvement Plan approval.

27. Final approval of on-site and off-site waterline, sewer line, storm drain routes, and road locations must be obtained from the DRC. (ESD)

28. a. Trail Easement Requirements: A minimum 15'-wide multi-purpose trail easement (or as approved by the Parks Division) spanning the project width across Mule Ears Drive, lots 14, 15, 16, and Parcel A from west to east and generally located along the northerly Project boundary, as approved by the DRC, in consultation with the Parks Division. The trail shall be conceptually shown on the improvement plans and constructed by the Developer.

At the discretion of the County, the term "multi-purpose trail easement" may also be in the form of an irrevocable offer of dedication of a multi-purpose trail easement. As used herein, the term "multi-purpose" is intended to include pedestrian, equestrian, bicycle, and other non-motorized use. The term "multi-purpose" does not exclude the use of motorized vehicles for the purpose of construction and maintenance activities. Trail easement documents shall be provided in a form acceptable to the County.

b. Trail Construction Requirements: Trails shall be constructed to the following standards, unless otherwise approved by the Parks Division: A trail tread, drainage appurtenances, clearing, seeding, and planting as necessary for erosion control. Tread width shall be generally 6' and shall be out sloped at approximately 3%. The trail tread shall be graded and compacted and not exceed 12% longitudinal slope. Clearing should be 10' above ground, and 1' minimum on each side of the trail tread. Excessive clearing is undesirable. Occasionally widen the cleared area where useful for passing and safe line of sight. Water must be diverted from the trail's surface before it builds up to erosive force. To divert water, use outslopes, grade reversals, grade dips, and lead ditches, in conjunction with inslopes or culverts.

Trail construction shall include applicable environmental review and permitting by local, state, and federal agencies. The crossing of any wetland areas shall also be reviewed and approved by the DRC, Parks Division, and all appropriate state and federal regulatory agencies, and shall be bridged to provide public safety while preserving the existing wetlands habitat.

c. Trail Maintenance Responsibility: Maintenance of all trails shall be by the homeowners' association until such time as the County accepts the dedication of trail easements.

PUBLIC SERVICES

29. Prior to Improvement Plans approval, submit to EHS a "will-serve" letter from Donner Summit Public Utility District indicating that the district can and will provide treated domestic water service and public sanitary sewerage service to the project. The applicant shall connect each lot in this project to this treated domestic water supply and sewerage service. (EHS)

30. Prior to Improvement Plans approval, submit to EHS a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. (EHS)

31. The owner or occupant of the property shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. (EHS)

32. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:

- a. PG&E
- b. Donner Summit Public Utility District
- c. Tahoe Truckee Disposal Service
- d. AT&T

If such "will serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) they shall not be required again. (ESD)

33. Prior to the approval of the Improvement Plans, confer with local postal authorities to determine requirements for locations of cluster mailboxes, if required. The applicant shall provide a letter to DRC from the postal authorities stating their satisfaction with the development box locations, or a release from the necessity of providing cluster mailboxes prior to Improvement Plan approval. If clustering or special locations are specified, easements, concrete bases, or other mapped provisions shall be included in the development area and required improvements shall be shown on project Improvement Plans. (ESD)

34. Prior to the approval of the Improvement Plans, provide the DRC with proof of notification (in the form of a written notice or letter) of the proposed project to:

- a. Tahoe Truckee Joint School District
- b. The Placer County Sheriff's Office (ESD)

GENERAL DEDICATIONS/EASEMENTS

35. The applicant shall work with Placer County and other appropriate agencies to identify and record a mutually agreeable trail easement that would preserve the continuity of the Emigrant Trail through the project area. The easement location shall be shown on the Improvement Plans and terms of the easement shall be established prior to approval of said Improvement Plans. MM V.1

36. Open Space Easements: Areas on Parcels B and C as depicted on the Tentative Map shall be defined and monumented as "Open Space Parcels" as shown on the project Improvement/Grading

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Plans and Final Map. Said easements shall be established for the designated Open Space Parcel B (approximately 12,628 square feet) and Open Space Parcel C (approximately 31,414 square feet) as indicated on the Vesting Tentative Map. A complete description of the uses/restrictions of the easement shall be included and noted on the Improvement Plans and on the Final Map. Specific provisions of the easement restrictions shall be contained within the project CC&R's as deemed appropriate by the DRC.

The purpose of said easements is for the protection and preservation of on-site wetland/stream corridor habitats, nesting threatened and/or endangered bird species, etc. A note shall be provided on the Final Map prohibiting any disturbances within said easements, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, public safety, to mitigate hazardous situations and water quality resources, and for the elimination of diseased growth, or as otherwise required by the Fire Department, and only with the written consent of DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided. (PLN)

37. Wetland Preservation Easements: Areas located within the 0.59 acres of designated wetlands, wetland habitat, ephemeral stream and the roadside ditch as depicted on the Vesting Tentative Map shall be defined and monumented as "Wetland Preservation Easements" on behalf of the Gondola North Homesite Subdivision, and shown on the project Improvement/Grading Plans and Final Map. Said easements shall be for the protection of the 0.59 acres of wetlands, wetland habitats, ephemeral stream and roadside ditch (determined to be by the U.S. Army Corps of Engineers to be jurisdictional), all of which will remain un-filled and controlled within separate parcels and is not proposed for development, shall be established over those designated areas indicated on the approved Vesting Tentative Map. This area can only be accessed by ski apparatuses when there is a minimum of two feet of snow exists within these areas. A complete description of the uses/restrictions of the easement shall be included. Specific provisions of the easement restrictions shall be contained within the project CC&Rs as deemed appropriate by the DRC.

The purpose of said easements is for the protection and preservation of on-site wetland/stream corridor habitats. A note shall be provided on the Final Map prohibiting any disturbances within said easements, including the placement of fill materials, lawn clippings, oil, chemicals, or trash of any kind within the easements; nor any grading or clearing activities, vegetation removal, or domestic landscaping and irrigation, including accessory structures, swimming pools, spas, and fencing (excepting that specifically required by these conditions). Trimming or other maintenance activity is allowed only for the benefit of fish, wildlife, fire protection, public safety, to mitigate hazardous situations and water quality resources, and for the elimination of diseased growth, or as otherwise required by the fire department, and only with the written consent of DRC. A provision for the enforcement of this restriction by the homeowners' association shall be provided. (PLN)

38. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department (ESD) and DRC:

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- a. A 40-foot-wide private road, public utility, and emergency access easement (Ref. Chapter 16, Article 16.08, Placer County Code) along on-site subdivision roadways wherever one does not already exist. (ESD)
- b. Public utility easements as required by the serving utilities. (ESD)
- c. Dedicate 12.5-foot multi-purpose easements adjacent to all highway easements. (ESD)
- d. Drainage easements as appropriate. (ESD)
- e. Provide an Irrevocable Offer of Dedication on the Improvement Plans and Final Map to the satisfaction of the ESD and DRC for easements as required for access to, and protection and maintenance of post-construction water quality enhancement facilities (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. **MM VIII.2** (ESD)
- f. Easements as required for installation and maintenance of fuel reduction areas by the homeowners' association. (ESD)
- g. Provide private easements for existing or relocated water lines, service/distribution facilities, valves, etc., as appropriate. (ESD)
- h. Designate a "no access" strip on Lots B and 2 along Mule Ears Court frontage, as shown on the Tentative Map Site Plan dated September 2009. (ESD)
- i. Designate a "no access" strip on Lots 6, 10, 19, 18, 17, C and 16 along Mule Ears Drive frontage, as shown on the Tentative Map Site Plan dated September 2009. (ESD)
- j. Landscape easements as appropriate. (ESD)
- k. Easements as required for installation and maintenance of neighborhood identification/entrance structures, soundwalls, fences, and/or gates by the homeowners association. (ESD)

VEGETATION & OTHER SENSITIVE NATURAL AREAS

39. A pre-construction survey shall be conducted for nesting Willow Flycatchers and other nesting threatened or endangered bird species or those otherwise protected under the Migratory Bird Treaty Act no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (March – April) and no more than 30 days prior to the initiation of these activities during the late breeding season (May – July). During this survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact areas for raptor and migratory bird nests.

If the pre-construction survey does not identify any nesting threatened or endangered bird species on or near the construction site, further mitigation is not required. However, should any nesting Willow Flycatcher or other nesting threatened or endangered or otherwise protected bird species be found nesting on or near the construction site (within 500 feet of construction activities), the following mitigation measures shall be implemented:

Prior to the issuance of grading permits, the project proponent, in consultation with the Placer County and California Department Fish and Game (CDFG), shall avoid all birds of prey or migratory bird nest sites located in the construction area during the breeding season, while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine

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when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.

If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after July 31 or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist. **MM IV.1 (PLN)**

40. All areas that are disturbed as part of subdivision and on-site phased improvements shall be temporarily re-established with hydro seeding or similar method as recommended by a Licensed Architect or Registered Professional Forester and planting at the end of each construction season. A vegetation monitoring program report, prepared by a licensed landscaping architect or registered professional forester, shall be submitted annually to the Planning Department during the life of the construction phases and for two years afterward. Said report will define areas that have been disturbed/replanted with a description of the seeding and/or planting materials, and status of re-established vegetation, including survival rate. Any corrective actions required are the responsibility of the applicant.

A letter of credit, cash deposit or as otherwise approved security in the amount of 125 percent of the accepted proposal shall be deposited with the Placer County Planning Department to assure performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. Violation of any components of the approved MMIP may result in enforcement activity per Placer County Environmental Review Ordinance Article 18.28.080. An agreement between the applicant and the county, meeting DRC approval, shall be prepared that allows the County use of the deposit to assure performance of the MMIP in the event the homeowners association or property owner fails to perform. **(CR/MMIP) (PD)**

41. Temporary Construction Fencing: The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- a. Adjacent to any and all wetland preservation easements that are within 50' of any proposed construction activity;
- b. At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map;
- c. Around any and all "special protection" areas as discussed in the project's environmental review documents.
- d. Around all Open Space lots within 50 feet of any development activity.

No development of this site, including grading, will be allowed until this condition is satisfied unless a Timber Harvest Permit is in place consistent with Condition Number 25. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements.

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Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans. (PD/ESD)

CULTURAL RESOURCES

42. Prior the acceptance of Improvement Plans additional research shall be conducted by a qualified professional to determine if there is a buried cultural deposit, either historic or prehistoric, associated with the surface features and a report shall be prepared detailing the findings. If the resource is determined to be a resource of importance the report shall include recommended mitigation or protection measures. MM V.2 (PLN)

43. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. (PLN)

44. The project shall be required to comply with the requirements of The Native American Heritage Commission including but not limited to conducting a record search, archaeological inventory survey (if required), conduct a Sacred Lands File Check. (NAHC)

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45. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. Without the appropriate fee, the Notice of Determination (which the County is required to file within 5 days of the project approval) is not operative, vested or final and shall not be accepted by the County Clerk. (PLN)

46. This project will be subject to the payment of traffic impact fees that are in effect in this area (Placer East Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

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- a. County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current estimated fee is \$3,227.00 per Dwelling Unit Equivalent. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete **MM XV.1 (ESD)**

47. Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at final map recordation/building permit issuance. (For reference, the fee currently is \$615 (adjust if multi-family housing where there is no final map) per lot to be paid at final map and \$3,240 per unit due when a building permit is issued.)

Upon approval of the County, the Applicant may elect to construct additional trails and dedicate corresponding multi-purpose public trail easements on land adjacent to and contiguous with the Project boundary. Any multi-purpose public trail easements dedicated outside the boundaries of the Project and accepted by the County would be eligible to receive credit against park dedication fees due. The amount of fee credit would be based on the appraised value of easements as approved by the County. **(PLN)**

ENVIRONMENTAL HEALTH

48. Prior to Building Permit issuance, the applicant shall submit to EHS, a solid waste management plan. A plan form specifying required information can be obtained in the EHS office. **(EHS)**

49. This project will be required to abide by the approved solid waste management plan for the Village at Sugar Bowl. Refuse will be picked up twice a week at the residences by a snow cat during the winter or a dumpster truck in the summer by Sugar Bowl Village Services staff. The resulting solid waste will be deposited in the "Dumpster Storage Area" in the West Bay Parking Lot. The dumpsters used for the storage of the solid waste will be approved dumpsters that utilize a counterbalanced lid to prevent wild animal access. **(EHS)**

50. The drilling of individual water wells on any lot within the project area is prohibited. **(EHS)**

51. Prior to the approval of the Improvement Plans, the project applicant shall obtain a copy of the Placer Mosquito Abatement District Guidelines and Standards for Vector Prevention in Proposed Developments. This project shall abide by these guidelines. **(EHS)**

52. If at any time during excavation, grading, or during the course of constructing the proposed project, evidence of soil or groundwater contamination with hazardous materials is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and the Central Valley Regional Water Quality Control Board. A note to this effect shall be placed on the Improvement Plans. **(EHS)**

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53. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on or adjacent to the site is prohibited. (EHS)

54. During construction, temporary storage and use of hazardous substances shall comply with Fire and EHS regulations and requirements, and spill prevention practices shall be used. (EHS)

55. If Best Management Practices are required by the Engineering and Surveying for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (EHS)

56. Prior to approval of each Final map, a copy of a legally recorded deed restriction for each parcel must be submitted to Environmental Health Services. The language for this deed restriction will be provided by Environmental Health Services and shall include the following statement: The State and Regional Water Quality Control Boards (or lead agency) shall be granted access to any lot within the project site to further investigate, monitor, or remediate the residual hydrocarbon impacts associated with the unauthorized release that occurred at the former Sugar Bowl Lift Maintenance area and/or any other contamination that may be identified in the future. (MM VII.1)(EHS)

57. Prior to Improvement Plan approval, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. (PLN)

58. Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- b. Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- c. Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans.

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. (EHS/ESD/PD)

AIR POLLUTION

59. a. Prior to approval of Grading/Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan. (APCD) MM III.1-1

b. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated, beginning 30 days after any initial work on site has begun, and shall be submitted on a monthly basis throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and on-site foreman. (APCD)

c. Prior to approval of Grading/Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. (APCD)

60. Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. Additional information regarding Rule 202 can be found at: <http://www.placer.ca.gov/Departments/Air/Rules.aspx> (APCD - Rule 202) MM III.1-2

61. Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped on site or taken to an appropriate disposal site. (APCD - Rule 318) MM III.1-3

62. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited. (APCD - Rule 228 / section 401.5) MM III.1-4

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63. Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (APCD – Rule 228 / section 401.2) MM III.1-5

64. Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. (APCD - Placer County Code / section 10.14.040 Idling) MM III.1-6

65. Include the following standard note on the Improvement/Grading Plan: The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (APCD – California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). MM III.1-7

66. Include the following standard note on the Improvement/Grading Plan: The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. (APCD) MM III.1-8

67. Include the following standard note on the Improvement/Grading Plan: All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (APCD - California Portable Equipment Registration Program, Section 2452). MM III.1-9

68. Low nitrous oxide (NOx) natural gas water heaters shall be installed in accordance with District Rule 246 if natural gas becomes available. MM III.1-10

69. Contractors shall use low Volatile Organic Compounds coatings for home construction. MM III.1-11

70. Prior to Final Map recordation/approval, the following mitigation measure shall be included in the CC&Rs.

Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (APCD – Rule 225) MM III.1-12

MISCELLANEOUS CONDITIONS

71. Approval of this Tentative Map is subject to the approval of the Board of Supervisors of a Rezoning for the following:

- a. Rezone of 6.1 acres of the Forest (FOR) zone district of Assessor's Parcel Number 069-320-063 and 4.07 acres of the Open Space (O) zone district of Assessor's Parcel Number 069-070-029 to RS-B-8 to accommodate the 25 residential lot subdivision.

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b. Rezone of 4.10 acres of the Residential Forest -- Development Reserve (RF-DR) zone district of Assessor's Parcel Number 069-070-043 to the Open Space zone district. (PLN)

72. The project applicant shall mitigate potential impacts to employee housing through compliance with the Placer County General Plan Housing Element Policy (2.A.14) requiring new Sierra Nevada and Lake Tahoe projects to house 50 percent of the employee housing demand (e.g., FTEE employees) generated by the project. Prior to the approval of a final map, the project applicant shall submit to Placer County an Employee Housing Mitigation Plan that details the method of providing the required employee housing units, proposed occupancy (rental or for-sale), number of employees served by the employee housing units or, in the case of in-lieu fee payment, number of employees credited, transportation to and from the project, timing of the development of employee housing units, and any incentives requested. For each subsequent development phase, the required amount of employee housing shall be accommodated.

This project is intended to provide housing primarily for employees working in the region, including the Sugarbowl Resort. Units or rooms within units are not to be rented on a daily or weekly basis, or as "vacation rentals" or "ski rentals". After the first anniversary of the Certificate of Occupancy for the project, or first phase of the project, the applicants shall supply Placer County with an inventory of the occupants of the project, for purposes of verification of compliance with the conditions of approval. This inventory shall thereafter be provided on a once a year basis. This inventory shall identify the unit number, name of occupant(s), employer, and the length of residency in the project.

To meet Placer County resort housing requirements, tenants of the employee housing must be (a) Sugarbowl employees or employees working at Sugarbowl, or (b) regional employees whose income does not exceed the "moderate" income guidelines for Placer County.

Three housing units of the 82 beds of the Sugar Bowl Corporation employee housing will be allocated to the Gondola North Homesite Subdivision project leaving 79 beds available for future use. (CR) (PLN)

73. Prior to the approval of building permits for a single-family residence to be constructed on the newly created parcels, a minimum of two on-site parking spaces shall be provided per each single family residence in pursuant to Section 17.54.060B.5 of the Placer County Zoning Ordinance. (PLN)

74. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as Gondola North Homesite Subdivision (the Project). The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County

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relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. (CC)

75. The project shall require a Timberland Conversion and Timber Harvest Plan as per the following: "California Code of Regulations, per Section 1103, and Public Resources Code 4581 requires a Timberland Conversion Permit and/or Timber Harvest Plan be filed with the California Department of Forestry and Fire Protection if the project involves the removal of a crop of trees of commercial species (regardless of size of trees or if trees are commercially harvested). (CF/PD)

76. Approval of this Vesting Tentative Map is subject to the approval of the Board of Supervisors of a Rezoning from FOR and O to RS-B-8 which permits the project's proposed density and design. (PLN)

77. Prior to recordation of the Final Map(s) or prior to approval of the improvement plans, the applicant shall submit lighting development standards for inclusion in the CC&R's. The standards shall be reviewed and approved by the DRC and shall include General Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions and shall insure that individual fixtures and lighting systems in the Subdivision will be designed, constructed and installed in a manner that controls glare and light trespass, minimizes obtrusive light and conserves energy and resources. (PLN)

78. Prior to Final Map approval, the applicant shall process and record a Minor Boundary Line Adjustment to merge that portion of the property described in Volume 2261 at Page 257 (APN 069-320-063) lying west of this proposed development with the property described in Volume 3240 at Page 310 (APN 069-070-029). (ESD)

79. Any entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement Plans, and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way.

Any new entrance monument or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3-foot in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance). (ESD)

VISUAL/AESTHETICS

80. Dominant building materials shall reflect regional vernacular traditions and may include stone, weathered or painted metal, cast integral color concrete, cement plaster stucco, or wood. These materials shall not produce glare and shall be colored to complement and blend in with the natural surroundings. Generally colors will be one to two shades darker than the natural environment and will take into account the different seasons during the year. The project applicant shall incorporate sustainable development measures into the design of all site improvements, buildings, and construction techniques to minimize visual impacts on the surrounding environment. These building design requirements shall be incorporated into the CC&Rs. (PLN)

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81. In particular to Lot 25, the project site shall be designed to minimize cuts and fills. Effects from grading on hillsides shall be minimized through the retention of the natural shape of the hillside as much as possible. For areas that would be cut, the topography shall be rounded or warped to make the topography appear natural. This would be completed by laying a grid of stakes along the slopes, cutting or filling at the stakes, and blending between the stakes to re-create natural-looking contours. This would enable the slopes to be revegetated, while allowing for erosion control measures and stormwater conveyance. Temporary irrigation shall be used along the revegetated slopes until the vegetation is established. This approach to grading will minimize disturbance and visual impacts to the extent possible. These construction techniques for Lot 25 shall be incorporated into the CC&Rs. (PLN)

82. The project applicant shall prepare and implement a lighting plan, if exterior lighting other than that proposed associated with a single-family residence, is proposed. Outdoor light fixtures for streets, buildings, pedestrian areas, and roadways shall be shielded, and/or directed down to preserve the night sky and away from residential areas to minimize light and glare effects on adjacent residences and shall be consistent with the Placer County Design Guidelines. Lighting fixtures shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. Timers shall be implemented on lighting fixtures at night near buildings, where applicable, to avoid continual lighting of surfaces. The lighting requirements shall be incorporated into the CC&Rs. (PLN)

CC&Rs

83. Prior to the filing of each Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the Engineering and Surveying Department, County Counsel, and other appropriate County Departments and shall contain provisions/notifications related to those issues raised in Conditions 24, 28 c, 36, 37, 70, 77, 80, 81, 82, 84, 85, 86, and 87.

- a. The applicants shall create a Homeowners' Association or other association or join the existing Sugar Bowl Homeowners Association to maintain and operate all commonly owned parcels with appropriate specified duties/responsibilities. This Association shall have certain specified duties/responsibilities including the enforcement of all of the following notifications. (CR) (ESD)
- b. None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. (EHS)
- c. Maintenance of Water Quality vault by homeowners association. (ESD)
- d. Maintenance of Roadways, including Drainage facilities. (ESD)
- e. Provision for State and Regional Water Quality Control Boards (or lead agency) to access any lot within the project site to further investigate, monitor, or remediate residual hydrocarbon impacts associated with the unauthorized release that occurred at the former Sugar Bowl Lift Maintenance area and/or any other contamination that may be identified

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in the future. The notification language shall be approved by Environmental Health Services, County Counsel, and other appropriate County Departments. (MM VII.1)(EHS)

f. The owner or occupant of each residence in this project shall subscribe to weekly or more frequent mandatory refuse collection services from the refuse collection franchise holder. The homeowners' association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. The owner or occupant of each residence and the homeowners' association shall abide by the solid waste management plan for the Village at Sugar Bowl. (EHS)

NOTIFICATION TO FUTURE BUYERS

84. Notification to all future owners that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross property lines. Motion sensor lighting shall be encouraged to minimize night sky pollution. (PLN)

85. Applicant or Homeowners association shall distribute printed educational materials highlighting information regarding the stormwater facilities/BMPs, recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook. (ESD)

86. Notification to future owners that inspections of stormwater facilities/BMPs shall be conducted by the Homeowners association at least annually and maintenance records and proof of inspections shall be retained. (ESD)

87. Notification that the owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The homeowners' association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. (EHS)

88. Notification to the owner or occupant of each residence in this project that the State and Regional Water Quality Control Board (or lead agency) may require access to each lot within the project site to further investigate, monitor, or remediate the residual hydrocarbon impacts associated with the unauthorized release that occurred at the former Sugar Bowl Lift Maintenance area and/or any other contamination that may be identified in the future. The notification language shall be approved by Environmental Health Services. (MM VII.1)(EHS)

DEVELOPMENT STANDARDS

89. The structural setbacks for the Gondola North Homesite Project residential lots within the zoning district RS-B-8 are as follows for property lines proposed by this Vesting Tentative Map:

- A) Front (street) - 12 ½ feet from any portion of a structure
- B) Sides - 5 feet for one story, 7 ½ feet for two more stories

FEBRUARY, 2010

PAGE 20 OF 21

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C) Rear - 10 feet for one story, 20 feet for two more stories (PLN)

90. The maximum building height for the single-family residences to be constructed on the 25 newly created lots shall be 36 feet. The height of the residences shall be measured in accordance with Section 17.54.020 Height Limits and Exceptions of the Placer County Zoning Ordinance. (PLN)

91. The maximum building coverage per residential lot in this Subdivision is 40 percent maximum for one story; 35 percent maximum for two or more stories per Section 17.50.010E Residential Single-Family, Site Development Standards of the Placer County Zoning Ordinance. (PLN)

92. The project shall comply with the setback requirements of Section 17.54.140 D – Watercourse Setbacks of the Placer County Zoning Ordinance including but not limited to the required setback of 100 feet from the centerline of the permanent stream, the Yuba River located to the west of the subdivision, and the required setback of 50 feet from the centerline of the intermittent stream located to the east of the subdivision. (PLN)

EXERCISE OF PERMIT

93. The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Subdivision Map which is in substantial conformance to the approved Vesting Tentative Map in accordance with Chapter 16 of the Placer County code; pay all current map check and filing fees.

94. The applicant shall obtain any and all permits required from other Departments or agencies having jurisdiction over this project, and shall comply with all their applicable standards. Such agencies may include, but are not necessarily limited to, the Placer County Building Department, Truckee Fire Protection District, and the Central Regional Water Quality Control Board. (CR)

95. Prior to the recordation of the Final Map creating Lot 25, the applicant shall process a Minor Boundary Lot Adjustment to adjust the property line bisecting the said Lot. (PLN)

96. The applicant shall prepare and submit to the Engineering and Surveying Department (ESD), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 of the Placer County Code; the fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (ESD)

97. The applicant shall have 36 months to exercise this Vesting Tentative Map, Conditional Use Permit, and Variance. Unless exercised, this approval shall expire on February 22, 2013 unless an extension of time has been granted. The Conditional Use Permit and/or Variance shall be considered exercised with the recordation of the Final Map. The Conditional Use Permit and/or Variance shall expire concurrent with expiration of the Vesting Tentative Map or extensions thereto, unless the Conditional Use Permit and/or Variance are otherwise exercised. (PLN)

FEBRUARY, 2010

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GONDOLA-NORTH HOMESITE PROJECT

VESTING TENTATIVE MAP

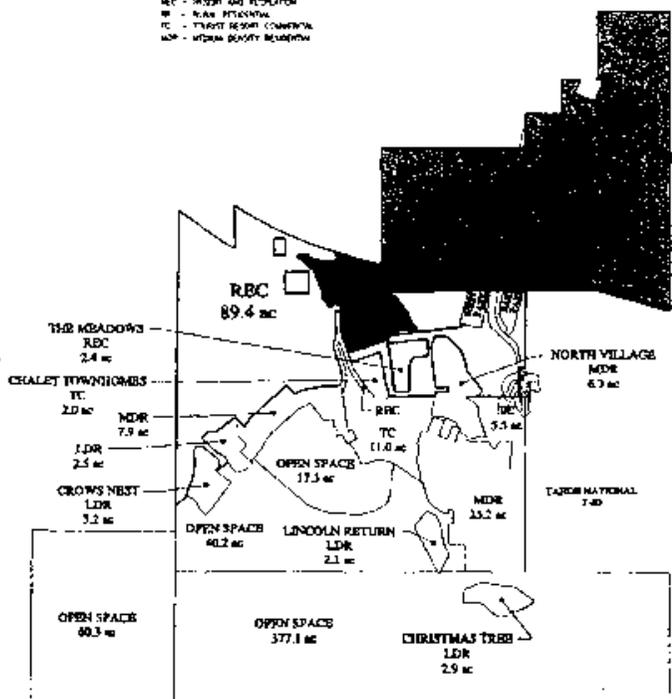
PLACER COUNTY, CALIFORNIA

EXIST./PROP. GENERAL PLAN & ZONING

JANUARY 2010
SHEET 1 OF 5

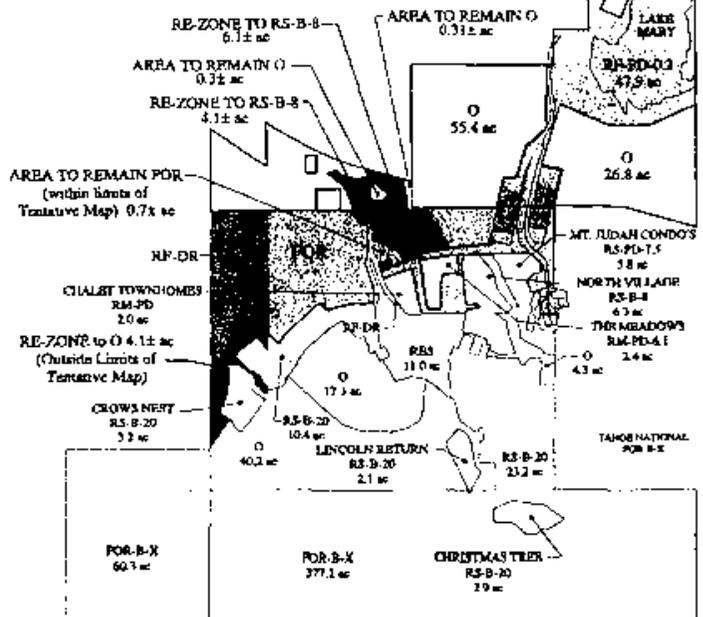
GENERAL PLAN DESIGNATIONS

RBC - REGION AND RECREATION
 W - WIDE RESIDENTIAL
 TC - TRAVEL RESORT COMMERCIAL
 MRP - MEDIUM DENSITY RESIDENTIAL



ZONING DISTRICT

RF - RECREATION FOREST
 RS - RESIDENTIAL SINGLE FAMILY
 RD - RESIDENTIAL MEDIUM DENSITY
 RD - PLANNED RESIDENTIAL DEVELOPMENT
 U - UNDEVELOPED RESERVE
 S - BUSINESS SITE
 C - OPEN SPACE
 TDR - FOREST
 RS-B-8 (RESIDENTIAL SINGLE FAMILY - BULKING SITE - MP 8000 SF)



SHEET INDEX

SHEET 1 EXIST./PROP. GENERAL PLAN & ZONING
 SHEET 2 SITE PLAN
 SHEET 3 UTIL. PLAN
 SHEET 4 DRIVING & TRAVEL PLAN
 SHEET 5 TRAIL IMPACT STUDY

UTILITY PROVIDERS:

Water: PLACER COUNTY
 Sewer: PLACER COUNTY
 Gas: PLACER COUNTY
 Electric: PLACER COUNTY

SERVICE PROVIDERS:

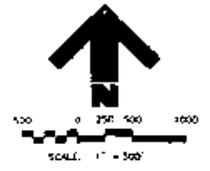
Fire: PLACER COUNTY
 Police: PLACER COUNTY
 Sheriff: PLACER COUNTY
 Health: PLACER COUNTY

OWNER / DEVELOPER

MT. JUDAH, LLC
 470 CHATELAIN DRIVE
 P.O. BOX 5
 MARYSVILLE, CA 95974
 (530) 927-1700

ENGINEER

TIA ENGINEERING & PLANNING
 1100 CURRIE ROAD, SUITE 100
 MARYSVILLE, CA 95974
 (530) 927-0425
 FAX: (530) 927-0426



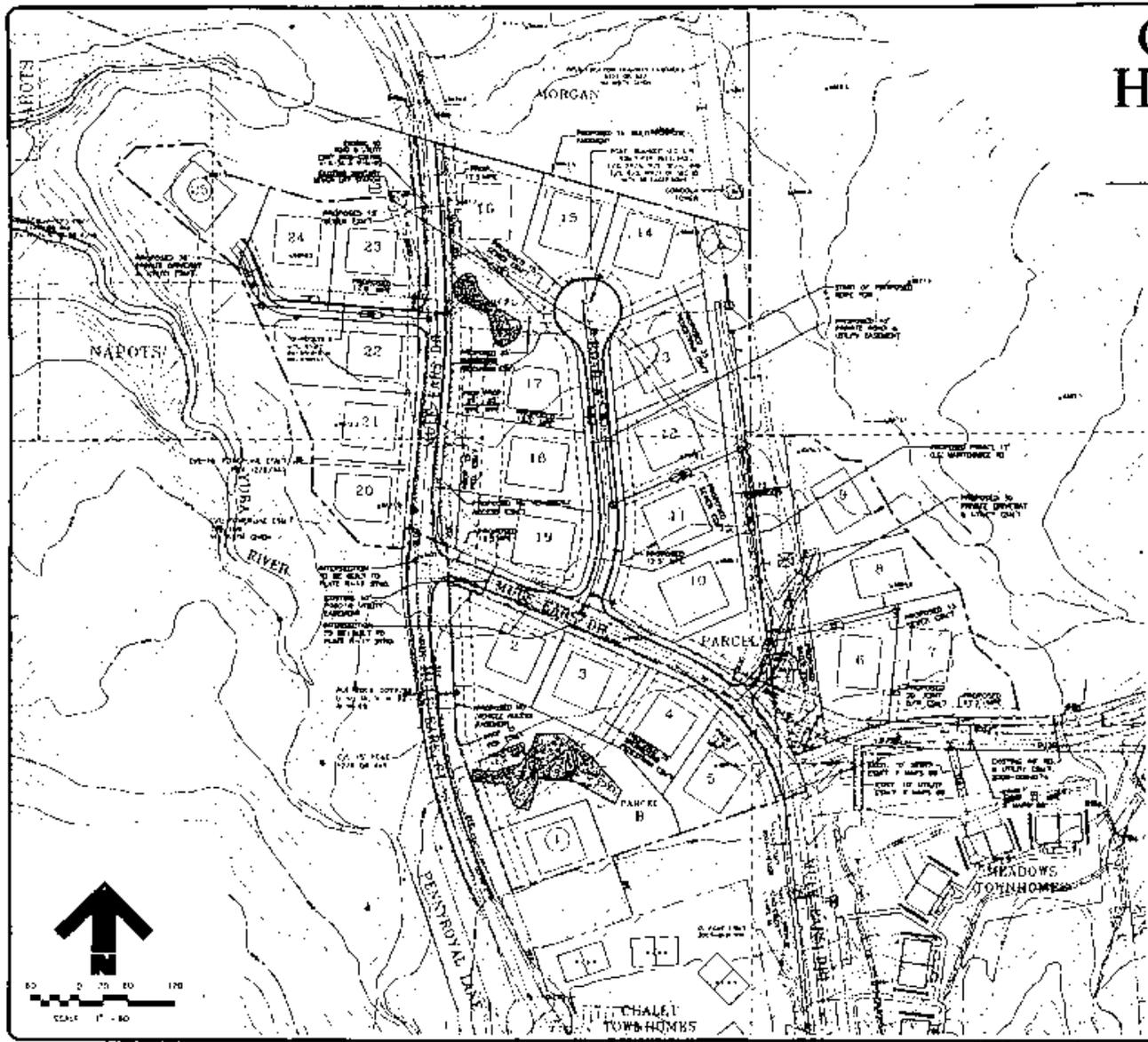
TIA
 ENGINEERING & PLANNING
 1100 CURRIE ROAD, SUITE 100
 MARYSVILLE, CALIFORNIA 95974

GONDOLA-NORTH HOMESITE PROJECT

VESTING TENTATIVE MAP

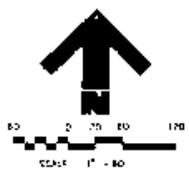
PLACER COUNTY, CALIFORNIA

UTILITY PLAN
 JANUARY 2010
 SHEET 3 OF 5



LEGEND

	PROJECT BOUNDARY
	EASEMENT
	15" IPS GAS
	8" IPS PROPOSED GAS
	6" IPS GAS
	PROPOSED WATER
	PROPOSED STORM DRAIN & SW
	PROPOSED STORM DRAIN SW
	PROPOSED STORM SW
	PROPOSED WATER & STORM SW
	PROPOSED 15" IPS GAS



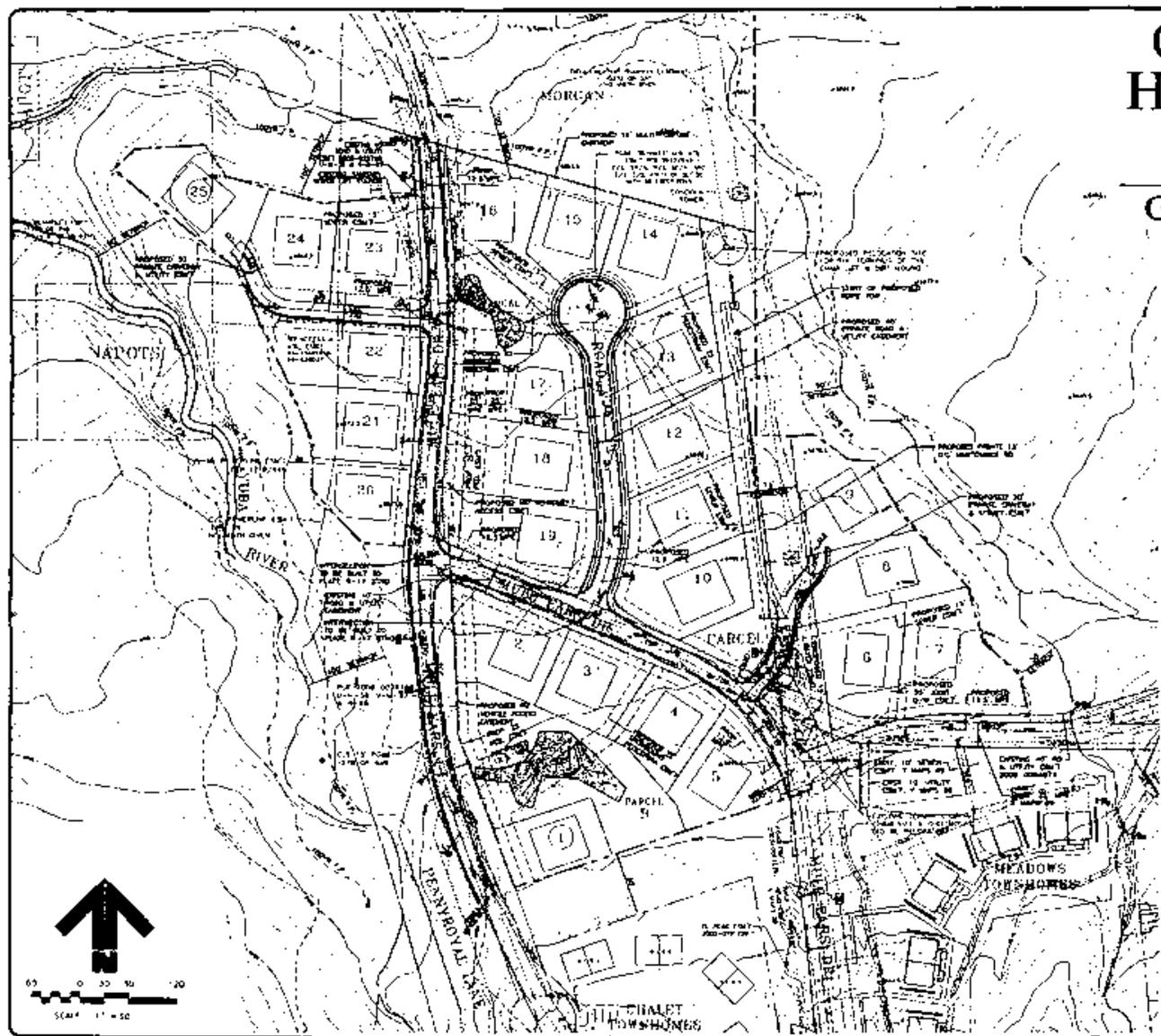
GONDOLA-NORTH HOMESITE PROJECT

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

GRADING & DRAINAGE PLAN

JANUARY 2010
SHEET 4 OF 5



LEGEND

- PROJECT BOUNDARY
- LOT LINES
- EXISTING
- PROPOSED
- EXISTING
- STREAM CHANNEL
- 100 YEAR FLOOD PLAN
- V. DITCH
- DRAINAGE STRIP
- EXISTING WETLAND
- WETLAND PROTECTIVE BUFFER
- PROPOSED CONC. DRAIN & FIT
- EXISTING CONC. DRAIN & FIT
- EXISTING DRAINAGE & VENT
- NEW CONC. DRAINAGE

WETLAND IMPACTS

TYPE	ACRES	IMPACTED
DEVELOP WETLAND	12,282 SQ FT	0.0
PERMANENT STREAM	282 FT	0.0
ROAD SIDE DITCH	961 FT	0.0

GRADING DISTURBANCE

EXISTING WETLAND IMPROVEMENT	3,811 AC	34,400 SQ FT
PROPOSED WETLAND IMPROVEMENT	0.00 AC	11,400 SQ FT
PROPOSED BUILDING ENCLOSURES	7.18 AC	61,200 SQ FT
TOTAL GRADING	3.79 AC	107,000 SQ FT

SCALES: 1" = 50' (H) 1" = 100' (V)
 1" = 100' (H) 1" = 100' (V)
 ALL DIMENSIONS TO BE BALANCED WITH CONSTRUCTION DOCUMENTS.

GRADING CONCEPT NOTES:

1. WETLAND DITCH SHALL BE 1:1
2. DRAINAGE BUILT AND 2' SLOPES MAY BE USED INTERFERENTIAL BASED ON APPROVAL OF PLACER COUNTY
3. DITCHES SHALL NOT EXCEED 10% SLOPES



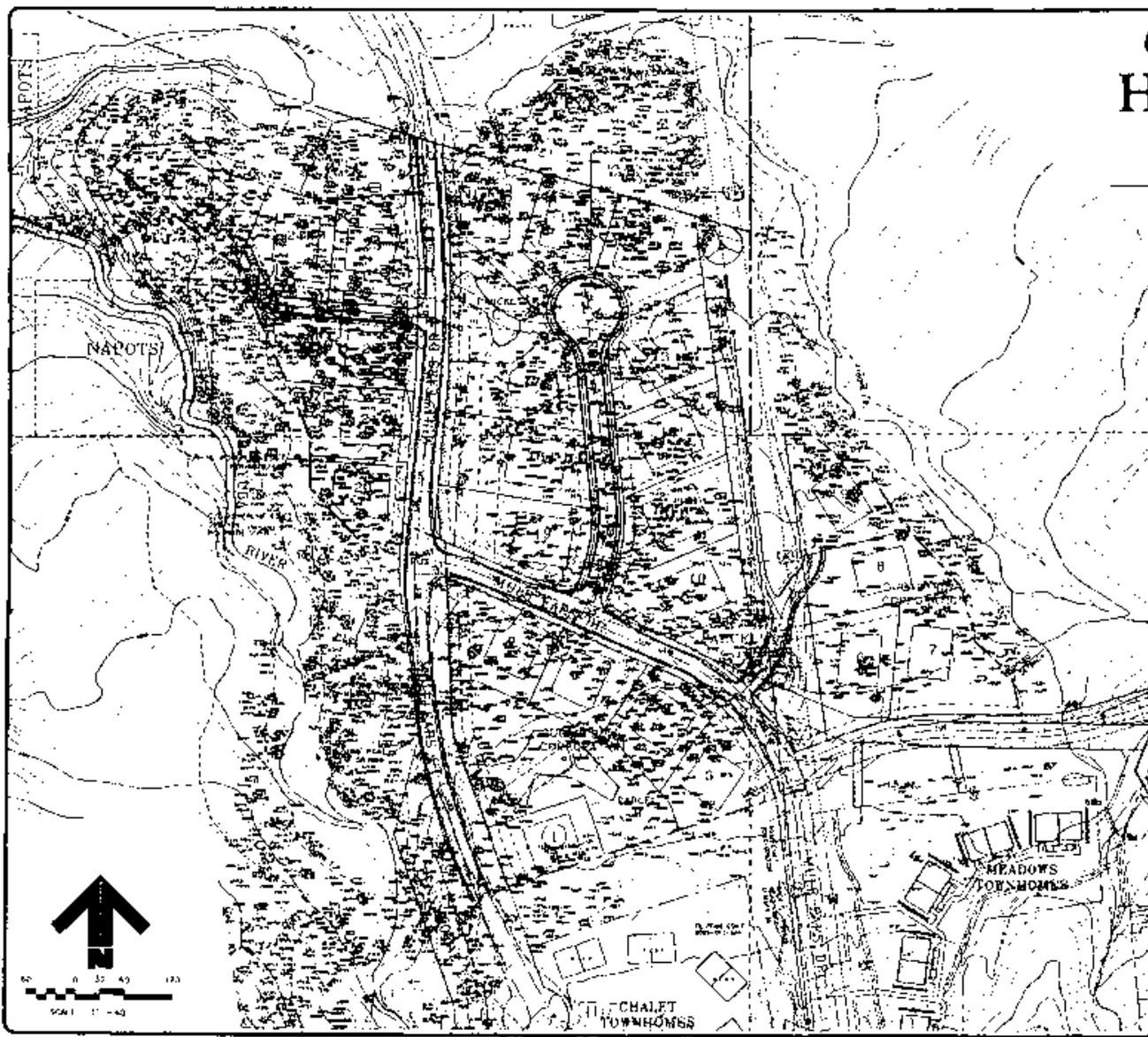
GONDOLA-NORTH HOMESITE PROJECT

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

TREE IMPACTS EXHIBIT

JANUARY 2010
SHEET 5 OF 5



TREE IMPACTS:

TOTAL ON SITE TREES	11,229	1,008
ADDED BY NEW CONCRETE & POOL	2,122	8,279
IMPACTS BY RESIDENTIAL PLOT	2,920	21,118
ADDED TOTAL TREES MAINTAINED	13,249	35,178

LEGEND

—————	PUBLIC BOUNDARY
—————	LOT BOUNDARY
—————	EXISTING - ELEVATION
—————	PROPOSED ELEVATION
—————	STREAM CHANNEL
—————	100-YR FLOOD PLAIN
—————	WATER
○	EXISTING TREE (DFT-SHT)
○	EXISTING TREE (DM-SHT)
○	PLANNING TREE TO BE MAINTAINED

TIA
ENGINEERING & PLANNING
1111 FORECAST ROAD, SUITE 100
ROCKVILLE, CALIFORNIA 94769



COUNTY OF PLACER
Community Development Resource Agency

Michael Johnson, AICP, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Gondola-North Homesite

PROJECT DESCRIPTION: The applicant is requesting approval of a Rezone, Vesting Tentative Subdivision Map, and Variance to allow for the subdivision of 25 single-family residential lots and to allow for an increase to the maximum allowable height. The project encompasses approximately 11.5 acres over two separate parcels that includes an approximately 44-acre unsurveyed remainder lot resulting from past subdivisions in the Sugar Bowl area and an adjacent 18-acre parcel to the northwest. The proposed project would subdivide approximately six acres from the remainder lot that is currently zoned Forestry and Open Space, and five acres from the adjacent 18-acre parcel that is currently zoned Open Space, to create the 25-lot subdivision. The Rezone request would change the existing zoning of Open Space and Forestry over the proposed project area to Single Family Residential with a building site minimum of 8,000 square feet (RS-B-8). The remaining portions of the two original lots would retain their existing zoning. Additionally, the applicant is requesting a Variance to the maximum allowable height of 30 feet in the RS-B-8 zone district to allow for 36 feet.

PROJECT LOCATION: Northern edge of the "snowbound area" of Sugar Bowl's Village Core area on Mule Ears Drive, Sugar Bowl Ski Resort, three and a half miles southeast of Interstate 80, south of Donner Pass Road (Old US 40), Placer County

APPLICANT: TLA Engineering & Planning, 1528 Eureka Road, Suite 100, Roseville CA 95661, 916-786-0685

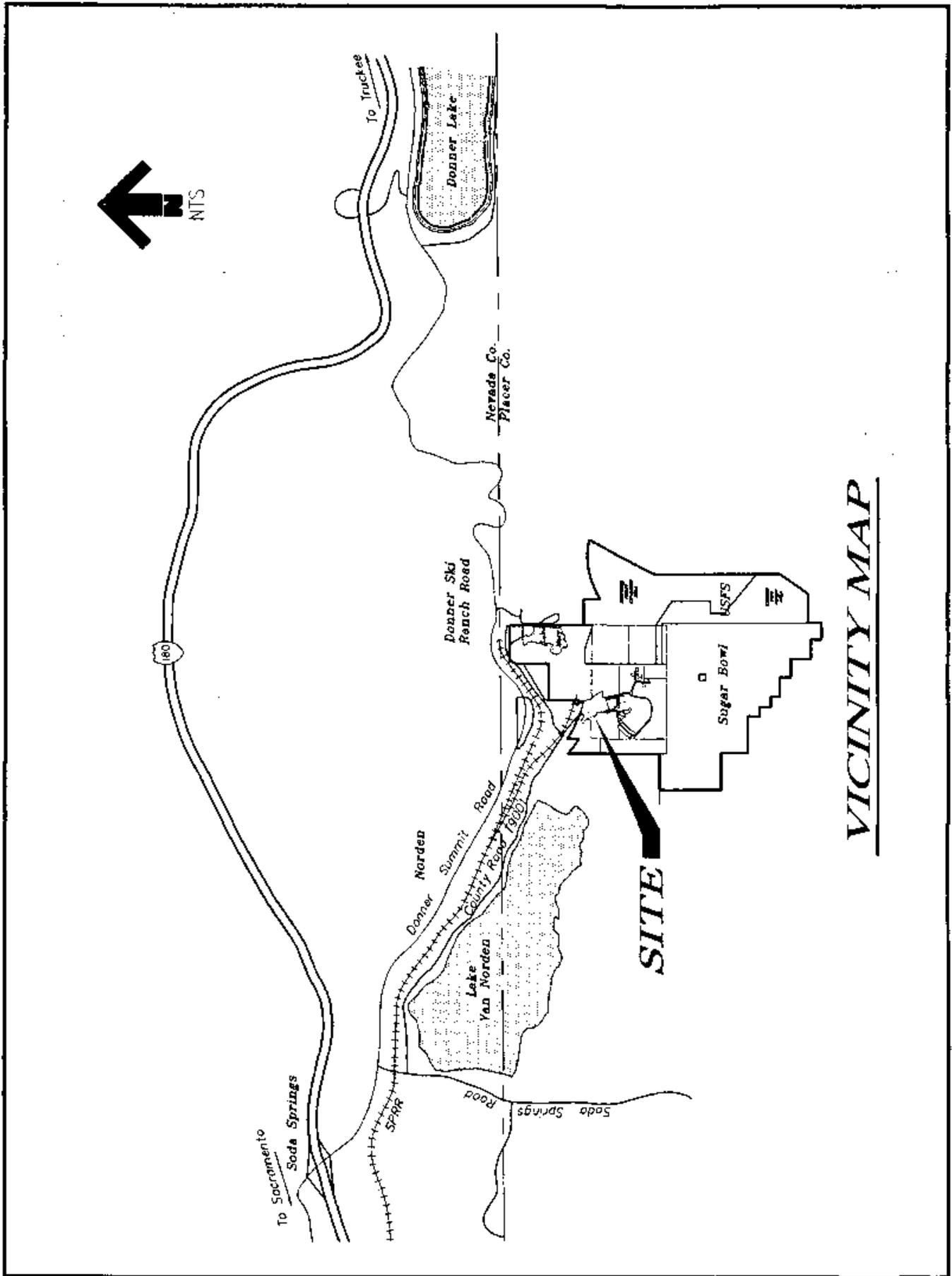
The comment period for this document closes on **October 19, 2009**. A copy of the Negative Declaration is available for public review at the County's web site

<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>,

Community Development Resource Agency public counter, and at the Truckee Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Newspaper: Sierra Sun

Publish Date: Friday, September 18, 2009



VICINITY MAP



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Gina Langford, Coordinator

MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Gondola-North Homesite	Plus# PSUB T20080310
Description: The project proposes to subdivide 11.5 acres into 25 single-family residential lots and to allow for an increase to the maximum allowable height.	
Location: northern edge of the "snowbound area" of Sugar Bowl's Village Core area on Mule Ears Drive, Sugar Bowl Ski Resort, Placer County	
Project Owner: Mount Lincoln LLC, PO Box 5, Norden CA 95724, 530-426-6705	
Project Applicant: TLA Engineering & Planning, 1528 Eureka Road, Suite 100, Roseville CA 95661, 916-786-0685	
County Contact Person: Stacy Wydra	530-581-6288

PUBLIC NOTICE

The comment period for this document closes on **October 19, 2009**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Truckee Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 4:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 565 West Lake Blvd., Tahoe City, CA 96145.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

RECORDERS CERTIFICATION

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COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST (Revised)

The Initial Study & Checklist was posted for a 30-day public review from September 24, 2009 to October 19, 2009. Subsequent to the public posting period, comments were received resulting in revisions and clarifications to the following areas:

- * Project Description
- * Section IX, Land Use & Planning
- * Section XII, Population & Housing

These changes, made on November 20, 2009 do not constitute significant new information as defined by CEQA Guidelines Section 150885.5 nor affect the level of impacts discussed herein and do not require reposting of the environmental document.

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: Gondola-North Homesite	Plus# PSUB T20080310
Entitlements: Rezone, Tentative Subdivision Map, Conditional Use Permit, and Variance	
Site Area: 11.5 acres out of 65 acres over two lots	APN 069-320-063, 069-070-029
Location: northern edge of the "snowbound area" of Sugar Bowl's Village Core area on Mule Ears Drive, Sugar Bowl Ski Resort, three and a half miles southeast of Interstate 80 south of Donner Pass Road (Old US 40).	

Project Description:

The applicant is requesting approval of a Rezone, Vesting Tentative Subdivision Map, Conditional Use Permit and Variance to allow for the subdivision of 25 single-family residential lots, construct a new ski facility (rope tow) and to allow for an increase to the maximum allowable height. The project encompasses approximately 11.5 acres over two separate parcels that include an approximately 44-acre unsurveyed remainder lot resulting from past

subdivisions in the Sugar Bowl area and an adjacent 18-acre parcel to the northwest. The proposed project would subdivide approximately six acres from the remainder lot that is currently zoned Forestry and Open Space, and four acres from the adjacent 18-acre parcel that is currently zoned Open Space, to create the 25-lot subdivision. The Rezone request would change the existing zoning of Open Space and Forestry over the proposed project area to Single Family Residential with a building site minimum of 8,000 square feet (RS-B-8). The remaining portions of the two original lots would retain their existing zoning. To offset the rezoning of the approximate four acres of Open Space within the project site area approximately 4.1 acres of the 11.4 acre known as Assessor's Parcel Number 069-070-043 Residential Forest – Development Reserve (RF-DR) will be rezoned to Open Space. Additionally, the applicant is requesting a Variance to the maximum allowable height of 30 feet in the RS-B-8 zone district to allow for 36 feet.

Proposed homes would be on single-family lots in what is to be an extension of the existing snowbound village historically created and maintained in Sugar Bowl. Construction activities would occur no closer than 100 feet from primary tributaries of the Yuba River. From approximately October to May (essentially first heavy snow until spring thaw) the project site will not have rubber tire access from the Mt. Judah ski area parking lot. In the winter, the project site will remain snowbound and would only be accessible by snow cat, gondola or chairlift and then walking from the gondola terminal.

Winter parking will be provided in the current Sugar Bowl parking structure where 50 spaces would be reserved for these homes. In turn those same parking spaces would no longer be available to the general public, thereby resulting in a decrease in the number of parking spaces available to the general public on ski days. In the summer when the site has rubber tire access parking at individual homesites (the homes will not have garages) would be provided on driveways at each homesite with an attached parking pad sized for two vehicles.

The existing southern terminus of the backup "village access chairlift" (this chairlift provides redundant transportation when the Gondola is not operational) will be relocated to just north of the proposed subdivision. A surface handle tow system would be installed to pull skiers at ground level into the heart of the snowbound village from the planned location of the chairlift terminus. In both the existing zoning designation of Open Space and the proposed rezoning of Single-Family Residential (RS), a Conditional Use Permit is required for ski lift facilities.

Project Site:

The project encompasses approximately 11.5 acres over two separate parcels that include an approximately 44-acre unsurveyed remainder lot resulting from past subdivisions in the Sugar Bowl area and an adjacent 18-acre parcel to the northwest. The proposed project site is currently undeveloped with the exception of unpaved roadways, infrastructure and easements that serve adjacent multi- and single-family residential developments. The topography of the project site is largely flat with slight variations throughout the site. The project site is located within the Sierra Nevada Mountains situated in a Lodgepole Pine Forest with associated wetlands, riparian scrub, ephemeral stream, an intermittent stream running along the eastern boundary, and the headwaters of the South Yuba River bordering the western boundary. The site historically has been used as a campground with roads constructed throughout the site, man-made roadside ditches and other disturbances occurring in the natural landscape.

The project site is approximately 11.5 acres to be carved out of a total of 65 acres over two parcels (069-320-063 and 069-070-029). The property is located at the northern extent of the "snowbound area" of Sugar Bowl's Village Core area on Mule Ears Drive. The northern parcel is approximately 15 acres in size and is currently designated Resorts and Recreation and zoned Open Space, and the southern parcel, which is an approximately 44-acre remainder lot from past subdivisions in the Sugar Bowl area, is designated Resorts and Recreation and is largely zoned Forestry, with a small area zoned Open Space.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan / Community Plan	Existing Conditions & Improvements
Site	Forestry (FOR), Open Space (O)	Resorts & Recreation	Lodge pole pine forest. Existing improvements includes infrastructure for neighboring developments, several roadways, and a gondola overhead.
North	Resort (RES)	Agriculture/Timberland 80 acre min.	Lodge pole pine forest. Existing improvements include Mule Ears Drive, and railroad right-of-way
South	Forestry	Medium Density Residential 3,500-10,000 SF, Tourist/Resort Commercial	Single- and multi-family residential developments within the Sugar Bowl Ski

		6,000-20,000 SF. Resorts & Recreation 1-160 acre min., Agricultural/Timberland 80 acre min.	Resort area and associated roads and infrastructure
East	Open Space, RF 5 acre min. PD= 2	Resorts & Recreation 1-160 acre min. Agricultural/Timberland 80 acre min	Lodge pole pine forest with some roadway and infrastructure improvements.
West	Open Space	Rural Residential 1-10 acre minimum	Lodge pole pine forest.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- e) All answers must take account of the entire action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following.
 - **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis
 - **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

1. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion- Item I-1:

The proposed project includes the creation of 25 single-family residential lots ranging in size from 9,962 square feet to 23,258 square feet on an 11.5-acre site in the snowbound village area of Sugar Bowl Ski Resort. The 11.5-acre project site is comprised of portions from two separate lots. The project site is relatively flat, lodge pole pine forest with some wetland and grassland areas. The project site is bound on the south and southeast by single-family and multi-family residential development that is similar to the proposed development. The areas to the east, west and north of the project site are largely undeveloped, with the exception of some roadways and infrastructure. The proposed project would be consistent with existing development within the surrounding area and would not have a substantial adverse effect on a scenic vista. This is considered a less than significant impact and no mitigation measures are required.

Discussion- Item I-2:

The project site is not located within a state scenic highway, and therefore will not result in substantial damage to scenic resources within a state scenic highway.

Discussion- Item I-3:

The proposed project will extend into an area that is currently developed with multi- and single-family residential uses to the north by developing approximately 11.5 acres. Although the proposed project will result in the development of 11.5 acres in an area that is currently comprised of lodge pole pine forest, red fir and western white pine, the project site will remain heavily treed and the project will not result in a substantial change to the project site or the surrounding area in that 66 percent (984 trees) of the 1,481 total trees will be retained. As such, the proposed project will not substantially degrade the existing visual character or quality of the site and/or its surroundings. This is considered a less than significant impact and no mitigation measures are required.

Discussion- Item I-4:

At conclusion of construction the proposed project would result in the creation of 25 single-family residences in the snowbound village area of Sugar Bowl Ski Resort. Although residential structures usually include exterior lighting to illuminate outdoor areas and pathways, the lighting does not typically create a source of substantial light or glare that would adversely affect day or nighttime views in the area. Additionally, future residences in the proposed subdivision would be subject to Uniform Building Code and lighting requirements of the Zoning Ordinance and Design Guidelines regarding outdoor lighting. This is considered a less than significant impact and no mitigation measures are required.

II. AGRICULTURAL RESOURCE – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- Item II-1:

The proposed project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. As such, the proposed project will not convert any farmland designated as "important" farmland to a non-agricultural use.

Discussion- Item II-2:

The project site and surrounding properties do not contain agricultural operations and will not require land use buffers. As such, the project will not conflict with any policies regarding land use buffers for agricultural operations.

Discussion- Item II-3:

The project site is currently zoned Open Space and Forestry, and the proposed project would rezone the 11.5-acre project site to Single Family Residential with a Building Site Minimum of 8,000 square feet. The project site is not agriculturally zoned at this time, and there is no agriculturally zoned land or operation within the area surrounding the project, nor are there any Williamson Act contracts on the parcels or within the area surrounding the project.

Discussion- Item II-4:

The proposed project site does not include any farmland or grazing land. The project site is comprised of lodge pole pine forest, which is densely treed and is not suitable for grazing or farmland. Therefore, the project will not involve changes in the existing environment that could result in conversion of Farmland or grazing land to a non-agricultural use.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)				X
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)				X
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard		X		

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(including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)			
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X
5. Create objectionable odors affecting a substantial number of people? (APCD)			X

Discussion- Item III-1:

The Placer County Air Pollution Control District has primary responsibility for the control of air pollution from local sources. The District analyzes the impacts of a proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to hazardous pollutant concentrations. The pollutants of concern include both criteria pollutants and toxic air contaminants.

At the federal level, the California Clean Air Act (CCAA) is administered by the United States Environmental Protection Agency (USEPA). The USEPA is also responsible for establishing the National Ambient Air Quality Standards (NAAQS) required under the 1977 CAA and subsequent amendments. At the state level, the CCAA is administered by the California Air Resources Board (CARB) and by the Air Quality Management District at the regional and local levels.

The Gondola North Subdivision project proposes a Rezone, Vesting Tentative Subdivision Map, and Variance to allow for the subdivision of 25 single-family residential lots. The project, as proposed, would not conflict with the Placer County Air Quality Management Plan to attain the federal and state ambient air quality standards. No mitigation measures are required.

Discussion- Item III-2:

The project will not violate any air quality standard nor contribute substantially to an existing or projected air quality violation.

Discussion- Item III-3:

The project is located within the Mountain County Air Basin within the jurisdiction of the Placer County Air Pollution Control District. This area is designated non-attainment for the federal and state ozone standards and the state particulate matter standard (PM₁₀).

According to the preliminary analysis, the project will result in an increase in regional and local emissions from construction and operation. The project's related short & long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling materials, vehicle exhaust, dust and particulate matter from the use of fireplaces. Although construction activities will be temporary, the project would contribute to cumulative air quality impacts in the region and may result in a net increase of ozone precursor's emissions/cumulative particulate matter emissions in Placer County.

As part of the preliminary analysis for the proposed project, an URBEMIS modeling analysis was completed to estimate the amount of PM₁₀ emissions which would result from the implementation of the project. The potential daily "unmitigated" PM₁₀ emissions would be approximately 231.8 lbs/day, which would exceed the current significant threshold of 82 lbs/day (see attachment). According to the modeling analysis, the PM₁₀ emissions would be reduced to approximately 52.16 lbs/day, (see attachment A).

With the implementation of the following mitigation measures, impacts related to air quality will be reduced to less than significant levels. These conditions will be monitored as part of the County's inspection and monitoring functions that will occur during the improvement plan review and conditioning phase of the project.

Mitigation Measures- Item III-3:

MM III-1 Prior to approval of Grading/Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan.

1b. Include the following standard note on the Improvement/Grading Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated, beginning 30 days after any initial work on site has begun, and shall be submitted on a monthly basis throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated

construction timeline including start date, and name and phone number of the property owner, project manager, and on-site foreman.

1c. Prior to approval of Improvement Plans, the applicant shall provide a written calculation to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the Placer County APCD as described above:

<http://www.airquality.org/ceqa/ConstructionEmissionsMitigationCalculatorv6o03-2007March09.xls>

MM III-2 Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. Additional information regarding Rule 202 can be found at:

<http://www.placer.ca.gov/Departments/Air/Rules.aspx>

MM III-3 Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped on site or taken to an appropriate disposal site.

MM III-4 Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.

MM III-5 Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

MM III-6 Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment.

MM III-7 Include the following standard note on the Improvement/Grading Plan: The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment.

MM III-8 Include the following standard note on the Improvement/Grading Plan: The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators.

MM III-9 Include the following standard note on the Improvement/Grading Plan: All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit.

MM III-10 Low nitrous oxide (NOx) natural gas water heaters shall be installed in accordance with District Rule 246 if natural gas becomes available.

MM III-11 Contractors shall use low Volatile Organic Compounds coatings for home construction.

The following mitigation measure shall be included in the CC&Rs.

MM III-12 Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance.

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Discussion- Item III-4:

There are no known sensitive receptors in close proximity to the project. No mitigation measures are required.

Discussion- Item III-5:

The development of a single-family dwelling subdivision is not expected to emit any objectionable odors. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)		X		
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)			X	
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2,6:

The proposed project includes the subdivision of 11.5 acres of two larger parcels into 25 single-family lots. Marcus H. Bole and Associates conducted a Biological Resources Evaluation for the project in October of 2007. The project area is within the range of a number of special-status species that are of concern to the CDFG (CNDDDB 2007) and U.S. Fish and Wildlife Service (USFWS 2007 for Norden Quad). Four special status animals with either a Federal or State endangered or threatened status have a low to moderate potential to occur on-site, although during the summer 2007 surveys, no individuals were observed. The four species are the Willow Flycatcher, California Wolverine, Bald Eagle, and Sierra Nevada Red Fox. The Bald Eagle has since been delisted as a threatened or endangered species as of August 2007.

Construction activities, including but not limited to tree and vegetation removal, ground disturbances, the use of heavy equipment, and various other noises could potentially impact nesting migratory birds which are protected on or in the vicinity of the project site. It is not anticipated that the proposed project will interfere substantially with the

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movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. To ensure construction activity does not result in a disturbance of nesting Willow Flycatchers, raptors or other threatened or endangered bird species the following mitigation measure is required.

Mitigation Measures- Items IV-1,2,6:

MM IV 1 A pre-construction survey shall be conducted for nesting Willow Flycatchers and other nesting threatened or endangered bird species or those otherwise protected under the Migratory Bird Treaty Act no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (March – April) and no more than 30 days prior to the initiation of these activities during the late breeding season (May – July). During this survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact areas for raptor and migratory bird nests.

If the pre-construction survey does not identify any nesting threatened or endangered bird species on or near the construction site, further mitigation is not required. However, should any nesting Willow Flycatcher or other nesting threatened or endangered or otherwise protected bird species be found nesting on or near the construction site (within 500 feet of construction activities), the following mitigation measures shall be implemented.

Prior to the issuance of grading permits, the project proponent, in consultation with the Placer County and California Department of Fish and Game (CDFG), shall avoid all birds of prey or migratory bird nest sites located in the construction area during the breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with Placer County and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.

If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after July 31 or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.

Discussion- Item IV-3:

The project will not have an adverse effect on the environment by converting oak woodlands as there are no oak woodlands within the project site or surrounding area.

Discussion- Item IV-4:

According to the report prepared by Marcus H. Bole and Associates in November 2007, there are seasonal wetlands situated in the north mid-portion of the project site and the ephemeral stream drains into the basin. Two riparian scrub thickets were identified. The first riparian scrub thicket is located in an upland area in the south mid-portion of the environmental study limits. The vegetation within the uphill wetland site is primarily composed of a dense thicket of willow with the outside periphery composed of red-elderberry (*Sambucus racemosa*) on the downhill slope, then grades into upland vegetation of conifer trees with upland grasses and forbs.

The second thicket occurs in the eastern portion of the site in close proximity to the intermittent stream. Vegetation is composed of willow, corn-ily, and canary grass (*Phacelia* sp.).

The ephemeral stream, which appears to be fed by ground and surface overland flow, flows downhill to the north, emptying into a 24-inch culvert under an unimproved road. The flow at this juncture is primarily in the form of a small ephemeral stream which empties into a wetland basin. The ephemeral stream is characterized by a mixture of wetland and upland vegetation, such as sedges, nuts sedge and willow, with upland vegetation consisting of emerging conifer trees, fireweed and grey wild rye.

The project will not impact the existing riparian habitat or other sensitive natural communities. The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community provided that Best Management Practices are installed during construction of the project. The Best Management Practices will ensure there is minimum amount of sediment leaving the site during construction.

Discussion- Item IV-5:

According to the Delineation of Waters of the United States prepared by Marcus H. Bole in November 2007, the 30-acre study area including the project site contains approximately 0.59 acres of potentially jurisdictional waters of the United States. The waters can include seasonal wetland habitats, roadside ditches, and ephemeral, intermittent and perennial streams and riparian corridors. The project proponent intends to avoid a regulated fill of any jurisdictional waters of the U.S. within the project site. If the project required a regulated fill of any jurisdictional wetland the project proponent would be required to obtain a permit for such fill from the United States Army Corps of Engineers. Mitigation would be required to ensure that if the waters are filled and/or impacted. Compensation for the lost functions and values would be specifically developed in conjunction with the Corps. Furthermore, Placer County has a regulated and non-regulated wetlands no-net-loss policy in the General Plan. The result of this policy

is that wetlands loss within the county is mitigated through the purchase of wetlands bank credits within Placer County. In some cases, mitigation satisfactory to the Corps also satisfies Placer County mitigation requirements.

Mitigation Measures- Item IV-5:

MM IV 2

- a) For any waters of the United States that are proposed to be filled or are inadvertently filled as a result of construction activity, the applicant shall provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank at a county-required 1:1.5 ratio. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans or Building Permits which would result in the degradation or loss of the habitat. The amount to be paid shall be the fee in effect at the time the Final Map is recorded or Use Permit is exercised. If impacts to wetlands occur during construction activities, the applicants shall be required to notify Army Corps of Engineers and receive approval prior to the purchase of mitigation.
- b) During construction activities, the streams and wetlands shall be protected with the installation of storm wattles, silt fencing or other sediment catching materials, along with orange construction fencing to prevent disturbance of these areas. Adequate erosion and sediment controls (i.e. storm wattles) will be installed around the periphery of all tributaries and wetlands, and will be routinely managed to prevent disturbances to said areas.
- c) To avoid sediment or other materials from entering these habitats if there is a build-up of soils or other materials along the storm wattles, these materials will be graded away from the protected areas routinely and/or prior to a storm event.
- d) Best management practices shall be installed in order to minimize the amount of sediment leaving the site during construction activities. The installation of culverts across the tributaries (if required) shall occur during the dry season, typically July through October.
- e) Prior to initial construction activities all barriers, storm wattles, silt fencing or other sediment catching materials shall be installed around all tributaries and associated wetlands. A staging area, upland away from the tributaries and associated wetlands, shall be established for all construction equipment and refueling operations to avoid pollutants from entering any sensitive habitats. A general permit for storm water discharges from construction activities will be obtained through the RWQCB and a Storm Water Pollution Prevention Plan for Construction Activities shall be prepared and implemented.

Discussion- Item IV-7:

According to the Tree Assessment prepared for the project site by Forest Slopes Management (May 30, 2008), the site contains a total of 1,481 trees (778 Lodgepole Pine, 699 Red fir, and four Western White pine). Due to project build out, a total of 497 trees will need to be removed (260 Lodgepole pine, 236 Red fir and one Western White pine) resulting in a total of 984 trees to be retained (518 Lodgepole pine, 463 Red fir and three Western White pine). Approximately thirty-four percent of the total number of trees within the project area will be removed. The tree removal is based upon the minimum amount required for the driveways, building pad sites, roadways, and required infrastructure. Due to the extensive tree cover currently existing on-site and within the surrounding area, it has been determined that the project's impacts to biological resources will be less than significant and no mitigation measures are required.

Discussion- Item IV-8:

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan as there are no such plans in place in the project area.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)		X		

2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion- Item V-1:

The Records Search prepared in May of 2008 by the North Central Information Center for this project found that a portion of the Emigrant Trail identified as CA-PLA-699-H is located within or adjacent to the current project area. The California National Historic Trail, including a portion of the Emigrant Trail located within the project site, is included in the National Trail System pursuant to the National Trail System Act. The proposed project could significantly impact the ability to preserve the continuity of the Emigrant Trail/California National Historic Trail. Implementation of mitigation measure set forth below would reduce potential impacts to a less than significant level.

Mitigation Measures- Item V-1:

MM V.1 The applicant shall provide a multi-purpose, non-motorized public trail easement as conceptually shown on the tentative map and approved by the Design Review Committee. The easement location shall be shown on the Improvement Plans and terms of the easement shall be established prior to approval of said Improvement Plans.

Discussion- Item V-2:

The Records Search prepared by the North Central Information Center for this project reports that approximately 100 percent of the project site has been surveyed for archeological resources as well as most of the surrounding land. The studies conducted are identified as NCIC 5785, 7317, 7342, 7347, 7978, and 8074. None of these studies resulted in a recordable historic archeological site or cultural resource (Ellen Bowden, Pers. Com, 12 Dec. 2008). Given that approximately 100 percent of the project site has been surveyed for cultural resources and archeological sites, and given that only the surface feature identified as CA-PLA-699-H in discussion Item 1 (Portion of the Emigrant Trail) has been identified the project is thought to not cause adverse change in the significance of a unique archaeological resource since none have been identified in the six prior surveys. The project is therefore, considered to have a less than significant impact on unique archeological resources. No mitigation measures other than that identified as MM V.1 are required.

Discussion- Item V-3:

According to documentation provided by Peter M. Jensen, Ph.D. the project site contains little or no potential to contain unique paleontological resources or geologic features. No paleontological sites have been noted within or adjacent to the project site during previous development at or adjacent to the project location. Fossil bearing rocks are not naturally occurring in the exposed granitic rocks. Furthermore, extensive glaciations occurring up until about 10,000 years ago has scraped many locations clear of deep soils that could contain fossil components. As such, the proposed project is expected to have no significant impact on paleontological resources. Although no mitigation measures are required, standard construction conditions will apply to this project and a note shall be placed on the improvement plans that indicate the following:

"If paleontological resources are discovered on-site, the applicant shall retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporarily halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Department. The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-

up report to the Department of Museums and Planning Department which shall include the prior of inspection, an analysis of the fossils found, and present repository of fossils."

Discussion- Item V-4:

The project includes grading that will result in a physical change to the project site, however the physical changes that will result from the proposed project will not affect any unique cultural values as the site contains no unique cultural values.

Discussion- Item V-5:

The proposed project site does not contain any existing religious or sacred uses, therefore the project will not restrict any religious or sacred uses within the potential impact area

Discussion- Item V-6:

The project includes grading throughout the project site for the construction of roads, driveways, and ultimately building pads. Although there is no indication that the project site contains any burial ground, there is a possibility, based on the proposed grading, that the project will result in disturbance to human remains, including those interred outside of formal cemeteries. The following standard condition will ensure that any accidental cultural resource discoveries remain less than significant.

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a registered Archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

A note to this effect shall be included in the General Notes section of Improvement Plans for the project. With implementation of the language indicated above, the project will have a less than significant impact and no mitigation measures are required.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	

8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Section 1802 3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,2:

The project proposal would result in the disturbance of approximately 3.5 acres of the currently vacant 64 8± acre site for the construction of onsite roadways and associated utilities for a 25-lot residential subdivision.

Grading activities are associated with the installation of the roadway improvements, and underground utilities. To construct the proposed improvements, potentially significant disruption of soils could occur, including excavation/compaction for roadways, building pads and various utilities. The project proposes soil cuts and fills of up to approximately 2.5 feet maximum with all resulting finished grades to be no steeper than 2:1 at locations identified on the preliminary grading plan. The site earthwork is expected to balance, with approximately 300 cubic yards of earth moved onsite.

To construct the improvements proposed, potentially significant disruption of soils onsite could occur. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, and compaction of the soil will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-1,2:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the Engineering and Surveying Department for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and offsite. All existing and proposed utilities and easements, onsite and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction cost shall be paid. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Design Review Committee review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the Engineering and Surveying Department prior to acceptance by the County of site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15 48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Design Review Committee. All cut/fill slopes shall be at 2:1 or flatter (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Department.

Submit to the Engineering and Surveying Department a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the Design Review Committee/Engineering and Surveying Department for a determination of substantial conformance to

the project approvals prior to any further work proceeding. Failure of the Design Review Committee/Engineering and Surveying Department to make a determination of substantial conformance may serve as grounds for the revocation/ modification of the project approval by the appropriate hearing body.

MM VI.3 Submit to the Engineering and Surveying Department, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design
- B) Structural foundations, including retaining wall design (if applicable)
- C) Grading practices
- D) Erosion/winterization
- E) Special problems discovered onsite. (i.e., groundwater, expansive/unstable soils, etc)
- F) Slope stability

Once approved by the Engineering and Surveying Department, two copies of the final report shall be provided to the Engineering and Surveying Department and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

MM VI.4 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

Discussion- Item VI-3:

The project proposes soil cuts and fills of up to approximately 2.5 feet maximum as identified on the preliminary grading plan. The proposed changes to topography are minor and consistent and do not conflict with typical development of this type and with the goals and policies of the Placer County General Plan, nor do they violate the Grading Ordinance. Therefore, the projects impacts to topography are less than significant. No mitigation measures are required.

Discussion- Item VI-4:

There are no identified unique geologic or physical features at this site that could be destroyed, covered or modified.

Discussion- Items VI-5,6:

The residential subdivision project proposal would result in the construction of onsite roadways and associated utilities.

According to the Preliminary Geotechnical Study by Holdrege & Kull, dated May 9, 2008, the soil at the project site has a high erosion hazard. The disruption of soils on this primarily undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. It is primarily the grading for roads and trenching for utilities that are responsible for accelerating erosion and degrading water quality. The disruption of soils on the site has the potential to result in significant increases in erosion of soils both on and off the site. The proposed project's impacts associated with deposition or soil erosion or changes in siltation will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

- Refer to text in MM VI.1
- Refer to text in MM VI.2
- Refer to text in MM VI.3
- Refer to text in MM VI.4

MM VI.5 Water quality Best Management Practices, shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/

Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department).

Construction (temporary) Best Management Practices for the project may include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), revegetation techniques, and protective fencing.

Storm drainage from on and offsite impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department. Best Management Practices shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) Best Management Practices for the project include, but are not limited to: rock outfall spreaders, revegetation and infiltration trenches. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VI.6 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion- Items VI-7,8:

According to the Preliminary Geotechnical Study by Holdrege & Kull, dated May 9, 2008: geologic maps show several active and potentially active faults located near the project site, including the Dog Valley Fault (Active, approximately four miles northeast), a group of unnamed faults southeast of Truckee (Potentially active approximately nine miles east), the North Tahoe Fault (active, approximately 18 miles southeast), and the Genoa Fault (active, approximately 28 miles east). The potential hazard associated with earthquake faults involves surface rupture and strong ground motion. No faults are mapped crossing the site; therefore the potential for surface rupture is low. The potential for liquefaction, lateral spreading and slope instability are also considered low.

Structures will be constructed according to the current edition of the California Building Code, which includes seismic standards. Therefore the likelihood of severe damage due to ground shaking/motion should be minimal. No avalanches, mud slides or other geologic or geomorphological hazards have been observed at or near the project site. Therefore, the projects impacts associated with exposure of people or property to geologic and geomorphological hazards, as well as geological units/soils that are unstable are less than significant. No mitigation measures are required.

Discussion- Item VI-9:

Expansive soil expands and contracts due to changes in the moisture content of the soil, potentially causing slope instability and/or structural problems through differential movement of the structure. Additionally, moisture in the soils adjacent to foundation walls will cause the soils to expand and increase the lateral pressure applied to the foundation wall, potentially causing structural damage.

According to the Preliminary Geotechnical Study by Holdrege & Kull, dated May 9, 2008, the soil consists of very gravelly sandy loam, underlain by extremely gravelly loam, underlain by poorly sorted silt, gravel, cobbles and boulders. These soils do not have a significant potential for developing expansive soil properties.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances or waste within one-quarter mile of an existing or proposed school? (APCD)				X

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4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)		X		
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)		X		

Discussion- Items VII-1,2:

Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including California Occupational Safety and Health Administration requirements and manufacturer's instructions. Therefore, the proposed project will not create a significant hazard to the public or the environment related to the handling, transport, use, or disposal of hazardous materials or accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion- Item VII-3:

It is not anticipated that the project will involve emissions of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school

Discussion- Items VII-4,9:

A Phase 1 Environmental Site Assessment (Phase I Part ESA) was conducted by Environmental Control Associates (ESA) on May 7, 2008 for the project site. The Environmental Site Assessment identified two potential recognized environmental conditions associated with the proposed Gondola-North Homesites project: the Sugar Bowl Lift Maintenance area and the former septic system leach field area. The Sugar Bowl Lift Maintenance area is located south-southwest of the Gondola-North Homesite project site, in the up gradient direction. Gasoline and diesel released from former underground storage tanks has impacted soil and groundwater at the Lift Maintenance underground storage tanks site. The down gradient extent of shallow groundwater contamination has been determined and does not extend under the Gondola-North Homesite Project site. The other environmental condition is a former large septic system leach field that was formerly used by the Sugar Bowl Ski Lodge. The Phase I ESA noted that soil and groundwater contamination could exist in the vicinity of the abandoned septic tank and leach field system if the system has been used for improper disposal of hazardous materials.

A Work Plan for Soil, Groundwater, and Soil Vapor Sampling (Work Plan) dated February 9, 2009, was submitted by Environmental Control Associates. The work plan which outlined a sampling protocol to address potential down gradient impacts associated with the groundwater plume from the Sugar Bowl Lift Maintenance Area site to the Gondola-North Homesites project. The Work Plan discussed the sampling protocol of the installation of two soil borings for the collection of soil and groundwater samples on the proposed Gondola-North lots 6 and 7, which are located in closest proximity to the plume.

The soil sampling protocol results indicated that the samples are below the laboratory reporting limit for total extractible petroleum hydrocarbons [reported as total petroleum hydrocarbons as diesel (TPHd) and total petroleum hydrocarbons as motor oil (TPHmo)], total purgeable petroleum hydrocarbons (reported as TPH as gasoline (TPHg)), and volatile organic compounds. The groundwater sampling protocol indicated that the results are below the laboratory reporting limit for the TPHd, TPHmo, TPHg, volatile organic compounds, and semi-volatile organic compounds, polychlorinated biphenyls (PCBs), and LUFT 5 metals (cadmium, chromium, lead, zinc, and nickel).

Based on the results of the groundwater samples collected from the soil and groundwater borings, Environmental Control Associates concluded that there is no plausible risk of hydrocarbon vapor intrusion into the proposed Gondola-North Homesites project associated with the Sugar Bowl Lift Maintenance Area.

The Environmental Site Assessment states that the former septic system leach field for the Sugar Bowl Ski Lodge is present in the area of lots 1, 4 and 5 of the proposed subdivision. The existence of the former leach field is typically not considered to be a hazardous event. This determination is based upon the soil types found in the leach field area. The existing soil condition was verified by the Preliminary Geotechnical Report by Holdrege and Kull (dated May 9, 2008). The report stated that the soil types in the project area are very porous and allow for water to drain through the soil (the soil types are very gravelly sandy loam, underlain by poorly sorted silt, gravel, cobbles and boulders). As the soil types in the leach field area are porous, any raw sewage that is left in place has likely drained through the porous soils and as such, it is unlikely that the abandoned existing leach field would expose people to potential health hazards. Additionally, Environmental Control Associates conducted soils and groundwater sampling in the former leach field area. Based upon the results of the soil and groundwater sampling conducted for the former leach field area, Environmental Control Associates concludes that the former Sugar Bowl Ski Lodge does not impact the Gondola-North Homesites project with hazardous chemicals. The Sugar Bowl Ski Lodge leach field has remained undisturbed and in place. The Sugar Bowl Ski Lodge leach field was abandoned in 1989 and is currently served by sewer service through Donner Summit Public Utility District.

There is ongoing groundwater monitoring and remedial action at the former underground storage tank site at the Sugar Bowl Ski Lift Maintenance area. The project is located down gradient from the existing groundwater plume. The Regional Water Quality Control Board has not issued a "No Further Action" letter. While monitoring results indicate that current levels of contamination are below levels that would create a significant hazard to human health, it is possible, though unlikely, that concentrations of contaminants in soil and groundwater may change over time. Additionally, the physical boundaries of the plume may change over time, potentially resulting in the plume encroaching on the area of the development. Though this scenario is unlikely, it could be a significant hazard to the public or the environment in that it could create the potential for indoor air quality impacts related to potential vapor intrusion. Therefore, the existing groundwater plume is a potentially significant impact and the following mitigation measure will reduce this impact to less than significant.

Mitigation Measures- Items VII-4,9:

MM VII.1 Future homeowners of the Gondola-North Homesites project shall be notified that the Central Valley Regional Water Quality Control Board may require access to the project site to further investigate, monitor, or remediate the residual hydrocarbon impacts associated with the unauthorized release that occurred at the former Sugar Bowl Lift Maintenance area and/or any other contamination that may be identified in the future. This notification shall either be a recorded deed restriction or a notification in the Conditions Covenants and Restrictions of the Homeowners Association. The notification language shall be approved by Environmental Health Services.

Discussion- Item VII-5:

The proposed project is not located within an airport land use plan or within two miles of a public airport, and therefore will not result in a safety hazard for people residing or working in the project area.

Discussion- Item VII-6:

The project is not located within the vicinity of a private airstrip, and therefore would not result in a safety hazard for people residing in the project area.

Discussion- Item VII-7:

Although the subject property is relatively densely forested, based on the project's location in relation to other developed properties, it is not anticipated that this project would result in a potential impact as it relates to the potential for wildland fires. The project site appears on the CAL Fire "Fire Hazard Severity Zones in SRA (State Responsibility Area)" map. The area of the project is mapped as a "Very High" fire danger. The surrounding area is moderately forested and subject to destruction by wildfire. The project site is slightly more forested than the surrounding area to the south and southeast due to the developed nature of those parcels. The vegetation of this site is similar to the undeveloped parcel to the north and west. The project will be required to conform to the current fire safe building codes including the Placer County Fire Safe Ordinance and Section 4290 of the California Public Resource Code. The project will also require a review and "will serve" letter from the Truckee Fire Protection District.

Discussion- Item VII-8:

The project could create a potential health hazard in which people may be exposed to mosquitoes (during the summer months), if conditions exist that allow for the breeding of mosquitoes. Mosquitoes are potential vectors of diseases, therefore, they are a health hazard. Conditions that allow for the breeding of mosquitoes include standing

water, which may occur as a result of overwatering of landscaping. Conditions of project approval will require drip irrigation for shrubs and trees, and proper grading of lawn areas to prevent ponding and to allow for effective irrigation methods. The impact of creating a health hazard or potential health hazard is less than significant and no mitigation measures are required.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)				X
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)			X	
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)			X	

Discussion- Item VIII-1:

The project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from the Donner Summit Public Utility District. Therefore, the project will not violate water quality standards with respect to potable water.

Discussion- Items VIII-2,11:

This project will not utilize groundwater. Potable water for this project will be treated surface water provided by the Donner Summit Public Utility District, so there are no direct impacts to groundwater quantity or direction or rate of flow due to groundwater well withdrawals. However, the introduction of residential uses and impervious surfaces

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can have indirect groundwater recharge capability impacts in some areas. The soil types in the project area are conducive to groundwater recharge, and the project will not be using a groundwater source for its drinking water supply. This project will be conditioned to prohibit the drilling of individual water wells for domestic or irrigation purposes. Thus, impacts related to groundwater recharge and altering the direction or rate of flow of groundwater are less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

According to the Preliminary Drainage Report by TLA Engineering and Planning Inc., dated August 2008, the project site generally slopes from south to north at approximately five percent. Conveyance of drainage runoff through the site is via overland sheet flow and natural drainage swales that traverse the property and eventually discharge to the South Yuba River. Two tributaries to the South Yuba River flow adjacent to the northern and western boundaries of the project.

The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of proposed roadways, new homes and driveways, as well as some underground storm drain systems. However, the project will continue to convey flows to existing discharge points. The proposed onsite improvements will change the direction of existing onsite surface water runoff. However, the change in direction from existing onsite surface runoff is less than significant as the overall onsite watershed runoff continues to be conveyed to the same existing discharge points as the pre-development conditions and ultimately into the South Yuba River. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion- Item VIII-4:

The proposed project will increase impervious surfaces including roads and buildings, which typically has the potential to increase the stormwater runoff amount and volume. These increases in impervious surfaces have the potential to result in downstream impacts. To the north of the site, there is a 60-inch culvert under Mule Ears Drive which conveys the northern tributary to the South Yuba River. The existing 100-year design storm peak flow exceeds the capacity of the culvert and overland releases across Mule Ears Drive.

Per the Placer County Storm Water Management Manual snow covered areas are assumed impervious since the ground beneath is likely to be saturated and frozen. Additionally, snowmelt must be accounted for in calculating peak flows. These winter conditions will produce the highest peak flows and results in no change in impervious area from pre-development to post-development conditions. Summer conditions are analyzed to determine if the increase in impervious area due to construction of the project will cause an increase in flows that impacts downstream drainage facilities.

According to the Preliminary Drainage Report by TLA Engineering and Planning Inc., dated August 2008, under the winter condition peak flows are not increased over pre-project conditions. The post development volume of summer runoff will be slightly increased due to the increase in proposed impervious surfaces, however, this small increase of about 0.6 cubic feet per second is less than significant. A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report, drainage calculations and results. The proposed project's impacts associated with an increase in rate or amount of surface runoff will be mitigated to a less than significant level by implementing the following mitigation measure

Mitigation Measures- Item VIII-4:

Refer to text in MM VI.1

Refer to text in MM VI.2

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and offsite improvements and drainage easements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

Discussion- Item VIII-5:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, as the intensity of land use by man increases, the constituent concentrations typically increase to levels that potentially impact water quality. Pollutants associated with

stormwater include, but are not limited to suspended solids, nutrients, oils/greases, construction waste, metals, pesticides, herbicides, fertilizers, etc. The proposed residential development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-5:
Refer to text in MM VI.5

MM VIII.2 Provide an Irrevocable Offer of Dedication on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department and Design Review Committee for easements as required for access to, and protection and maintenance of post-construction water quality enhancement facilities (Best Management Practices). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

Discussion- Item VIII-6:
The project will not otherwise substantially degrade surface or groundwater quality.

Discussion- Items VIII-7,12:
There are standard stormwater best management practices in place to prevent the excessive siltation of water leaving the site and to prevent erosion of the site from stormwater runoff. The site is located near the headwaters of the South Fork of the Yuba River and the improvements proposed for the project site do not significantly impact the watershed of an important water source. There will be temporary and permanent best management practices installed in accordance with the Placer County Stormwater Manual. Thus, the project's ability to impact the watershed of important surface water resources is less than significant and no mitigation measures are required.

Discussion- Items VIII-8,9,10:
The project site is not within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency. No improvements are proposed within a 100-year flood hazard area and no flood flows would be impeded or redirected. Although two tributaries to the South Yuba River flow adjacent to the northern and western boundaries of the project, the 100-year storm water elevation is well below the projects ground surface elevation. This is due to the depth of the gullies within which these tributaries flow. The project location is elevated above areas that are subject to flooding, and therefore there are no impacts due to exposing people or structures to a significant risk or loss, injury, or death, including flooding as a result of failure of a levee or dam.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X

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6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Item IX-1:

The project proposes the creation of 25 single-family lots in an area that is currently developed with similar sized lots and uses. The project site is currently undeveloped, however similar development exists to the south and southeast of the project site. Because the project is not proposed in an area that is developed with an established community, the project will not divide an established community.

The project also proposes to rezone 4.1 acres of an 11.4 acre parcel known as Assessor's Parcel Number 069-070-043 from Residential Forest – Development Reserve (RF-DR) to Open Space (O) to compensate for the four acres of Open Space to be rezoned to Single-family Residential within the project site area. This area to be rezoned surrounds existing residential development and will provide for an open space buffer between the existing residences and any proposed development within the future. Therefore, the rezone of the RF-DR to O will not physically divide an established community.

Discussion- Items IX-2,4,7:

The project site is located in the Resorts and Recreation (REC) General Plan Land Use Designation. This designation is applied to mountain, water-oriented, and other areas of existing potential public and commercial recreational use, where such use can occur without conflict with surrounding rural and/or agricultural uses. Typical land uses allowed include: parks, camping facilities, ski and other resort facilities, including residential, transient lodging, and commercial uses in support of such facilities, necessary public utility and safety facilities, and similar and compatible uses. Five different zoning districts are identified by the General Plan as consistent with the designation. They include Forestry (FOR); Resort (RES); Residential Single-Family (RS); Residential Multi-Family (RM); Open Space (O); and Water Influence (W). The project proposes a change in the zoning of 6.8 acres of Forestry and 4.7 acres of Open Space to 11.5 acres of Residential Single Family Building Site 8,000 square feet minimum in the REC (Recreation) designation of the Placer County General Plan. Currently, the proposal conflicts with the zoning established in the Placer County Zoning Ordinance. The applicant, through a Rezone, is proposing to change the designation to Single Family Residential, which would be consistent with properties adjacent to and within the general vicinity of the subject parcel.

The Zoning designation may have been required Open Space for previous project approvals. However, this determination will need to be reviewed, evaluated and approved by the Placer County Planning Commission and Board of Supervisors. If, after reviewing all the relevant information and project materials, the hearing bodies approve the zone change then this project would be consistent with the Zoning Ordinance. And it would be determined that the project would not result in a substantial alteration of the present or planned land use of the area. No mitigation measures are required.

The rezone of approximately 4.1 acres of Assessor's Parcel Number 069-070-043 to Open Space is intended to compensate for the loss of Open Space within the project site area. The rezoning of the 4.1 acres of the 11.4 acre parcel will continue to be consistent with the General Plan designation of Resort and Recreation (REC). The rezone will not be incompatible with the existing uses or create a land use conflict in that the 4.1 acres will surround an existing residential development providing for a buffer of open space between the development and any future development within the general vicinity thus reducing any potential land use conflicts. The project will not result in a substantial alteration of the present or planned land use of the 11.4 acre Residential Forest-Development Reserve zoned parcel in that the remaining 7.3 acres of the parcel will remain Residential Forest-Development Reserve. The rezone of the 4.1 acres of the 11.4 acre parcel will not preclude the development of the 7.3 acres and its planned land use of the area which is for rural residential living in the forested, mountainous of Placer County.

Discussion- Item IX-3:

The project, if approved by the Planning Commission and Board of Supervisors for the Rezone, will not conflict with any applicable habitat conservation plan or natural community conservation plan as there are no such plans adopted in the project area. The proposed project will not conflict with County policies, plans, or regulations.

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adopted for purposes of avoiding or mitigating environmental effects and County policies that require projects to meet state and federal environmental laws.

The rezone of the 4.1 acres of the 11.4 acre Assessor Parcel Number 069-070-043 to Open Space will not conflict with any habitat conservation plans or natural community conservation plans or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects in that the area, if approved, will be rezoned to Open Space which will reduce the development potential and possibilities of the 4.1 acre parcel. Per Section 17.14.010 of the Placer County Zoning Ordinance, the purpose of the Open Space (O) district is to protect important open space lands within Placer County by limiting allowable land uses to low intensity agricultural and public recreational uses, with structures and development being restricted to accessory structures necessary to support the primary allowed uses, and critical public facilities.

At this time no development is proposed within the rezone area of Open Space. The idea of the area to be rezoned is to provide a buffer between the existing single-family residential development and future development of the remaining 7.3 acres of the Residential Forest-Development Reserve zoned parcel.

Discussion- Item IX-5:

The proposed project will result in the creation of 25 new single-family lots in an area that is currently developed with single family residential units and commercial associated ski hill operations. The project will not affect agricultural and timber resources or operations, as the project site is currently undisturbed and is used as open space. Furthermore, the project will not impact soils or farmlands and timber harvest plans in that the land is not farmland or in a designated timber harvest plan area.

The rezone of 4.1 acres of the 7.3 acres Residential Forest – Development Reserve parcel will not affect agricultural and timber resources or operations (i.e. impacts to soils or timber harvest plans, or impacts from incompatible land uses) in that the 4.1 acres will be rezoned to Open Space reducing the development potential of the existing 11.4 acres to 7.3 acres.

Discussion- Item IX-6:

The project includes the subdivision of 11.5 acres into 25 single-family residential lots in an area that is currently developed with similar sized lots and uses. The project site is currently undeveloped. Because the project is not proposed in an area that is developed with an established community, the project will not divide an established community, including a low-income or minority community.

The rezone of 4.1 acres of the 11.4 acre vacant parcel currently zoned Residential Forest – Development Reserve to Open Space will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community) in that the open space proposes to border the existing single-family residential development of previous subdivisions of Unit II and Unit III, also known as, Crow's Nest.

Discussion- Item IX-8:

The proposed project will result in the creation of 25 new single-family lots in an area that is developed with single family residential lots of comparable size. The project will not result in any economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

The proposal to rezone 4.1 acres of the 11.3 acre parcel zoned Residential Forest – Development Reserve to Open Space will not cause an economic or social change that would result in significant adverse physical changes to the environment such as urban decay or deterioration. The rezone of the 4.1 acres to Open Space will preserve the 4.1 acres in its natural state reducing any potential significant impacts to the environment such as urban decay or deterioration.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X

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2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X
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Discussion- Item X-1:

The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the project site does not contain a known mineral resource that would be of value to the region and the residents of the state.

Discussion- Item X-2:

The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan as the project site does not contain a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Item XI-1:

The project site is generally located north of the Village Lodge at the Sugar Bowl Ski Resort. The project site would be exposed to existing seasonal operational noise levels from the ski resort. Winter operations include snowmaking, grooming of the ski trails, and avalanche control. The Resort Operations Noise Assessment that was prepared by J.C. Brennan and Associates in November 2008, concluded that the snowmaking and grooming operations occurring adjacent to the proposed residential receivers would comply with the Placer County 45 dB Ldn interior noise level standard. No further noise reduction measures or mitigation measures are required.

The Noise Assessment further described that avalanche control activities will occur between the hours of 7:30 a.m. to 9:00 a.m. on an as needed basis. Because avalanche control is expected to occur for relatively brief periods, and the activity is related to maintenance activities necessary for public safety, no additional analysis is considered necessary.

In August 2008 an additional analysis was prepared by J.C. Brennan and Associates. The Environmental Noise Assessment specifically analyzed the potential noise impacts from the operations of the Union Pacific Railroad (UPRR) that is located near the project site. The intent of the analysis was to quantify noise and vibration levels resulting from the UPRR operations at the project site and to identify noise reduction measures where appropriate based upon the applicable Placer County standards. The project site is approximately 400 feet south of the UPRR. UPRR operations along the project site are considered to be a potentially significant noise source which may affect the project design. The Assessment predicted that the project site will be exposed to noise levels exceeding the Placer County General Plan exterior and interior noise level standards. To ensure that the impacts are mitigated to a less than significant level mitigation measures are indicated below. The Assessment further concluded that

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mitigation measures for vibration are not required as the results of the measured vibration levels are considerably less than those which are expected to result in human annoyance (.05 peak particle velocity (PPV) or architectural damage (0.2 PPV), at the project site.

Mitigation Measures- Item XI-1:

MM XI 1 Residential balconies and/or patio areas shall be located on the buildings facades opposite the railroad tracks. This site design measure is predicted to result in compliance with the Placer County 60 dB Ldn exterior noise level standard. This requirement shall apply specifically to Lots 8 -9, 11-18, and 21-25.

MM XI 2 Residences shall be constructed with mechanical ventilation to allow for circulation of outside air, without the requirement of open windows. This requirement shall apply specifically to Lots 8-9, 11-18, and 21-25.

Discussion- Item XI-2:

These noise levels will be less than significant as the noise impacts will be limited to the temporary construction activity and the typical noise associated with single-family residences. No mitigation measures are required.

Discussion- Item XI-3:

The proposed project may result in a short term increase in the noise levels from construction activities for the residents within the general vicinity of this project. With the construction hour limitations (six a.m. to eight p.m. Monday through Friday and between the hours of eight a.m. and eight p.m. on Saturday and Sunday) imposed by the Placer County Noise Ordinance this impact will be less than significant and no mitigation is required.

Discussion- Items XI-4,5:

The proposed project is not located in the vicinity of an airstrip, nor will the project result in a permanent increase to the ambient noise levels, as the noise impacts will be limited to the temporary construction activity and the typical noise associated with single-family residences. These noise levels will be less than significant and no mitigation is required.

XII. POPULATION & HOUSING – Would the project.

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Item XII-1:

The proposed project would introduce 25 additional single-family lots in an area that is currently developed with single-family rural residential uses. The project includes improvements to an existing road and the construction of a new road and cul-de-sac within the development. A number of improvements including water, sewer and road infrastructure to support the residential subdivision are currently installed within the project area. Resultantly, the subdivision will require the extension of the existing infrastructure and road system to each individual residential parcel at the time of development of the parcel. The project will not result in population growth beyond that which was anticipated in the Placer County General Plan for the area in that the project site is located in the Resorts and Recreation (REC) land use designation. This designation is applied to mountain, water-oriented, and other areas of existing potential public and commercial recreational use, where such use can occur without conflict with surrounding rural and/or agricultural uses. Typical land uses allowed include: parks, camping facilities, ski and other resort facilities, including residential, transient lodging, and commercial uses in support of such facilities necessary public utility and safety facilities, and similar and compatible uses. Five different zoning districts are identified by the General Plan as consistent with the designation. They include Forestry (FOR); Resort (RES); Residential Single-Family (RS); Residential Multi-Family (RM), Open Space (O); and Water Influence (W). Although the project will allow for future residential development, this increase is not considered significant. No mitigation measures are required.

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Discussion- Item XII-2:

The project will not displace any existing housing and the construction of new housing elsewhere will not be required as a result of this project. Therefore there is no impact.

The rezone of the 4.1 acres of RF-DR to O will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. Reducing 4.1 acres of Residential Forest – Development Reserve zoned land will not create a significant impact to housing.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)				X
2. Sheriff protection? (ESD, PLN)				X
3. Schools? (ESD, PLN)				X
4. Maintenance of public facilities, including roads? (ESD, PLN)				X
5. Other governmental services? (ESD, PLN)				X

Discussion- Item XIII-1:

No new fire protection facilities are proposed as part of the project. A will serve letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans.

Discussion- Items XIII-2,3,4,5:

The proposed project will result in the creation 25 single-family lots in an area currently developed with single-family rural residential uses and a number of improvements, including water, sewer and road infrastructure to support the residential units are already installed. The project does not result in the provision of new or physically altered governmental services and/or facilities, and therefore will not result in substantial adverse physical impacts associated with the construction of such facilities.

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

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Discussion- Item XIV-1:

The proposed project will introduce 25 new single-family residential lots into an area currently developed with multi- and single-family residential seasonal uses and the Sugar Bowl Ski Resort. The number of lots proposed with this project will result in a minor increase in the use of the existing private ski resort; however, the project will not result in the deterioration of any public recreation facilities. No mitigation measures are required.

Discussion- Item XIV-2:

The proposed project does not include the construction or expansion of any recreational facilities that would have an adverse physical effect on the environment.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				X
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity onsite or offsite? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (ESD)				X

Discussion- Item XV-1:

The project would result in construction of 25 recreational homes. According to ITE Trip Generation 7th Edition (1997), 25 recreational homes would generate four A.M. and seven P.M. peak hour trips and approximately 79 weekday trips. These daily and peak-hour trip volumes do not represent a significant increase compared to existing background traffic.

The project site has frontage on Mule Ears Drive, a county non-maintained road, and proposes a residential subdivision where none existed before. The proposed project creates site-specific impacts on local transportation systems. Development of the project will increase traffic volumes on area roadways, contributing towards a cumulative impact on the transportation system. The cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program. The project is subject to this code and, therefore, required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. The fee program includes roadway and intersection improvements necessary to mitigate the impacts of the increased traffic volumes. Payment of Traffic Fees ensures that the development pays for its fair share of necessary improvements. With the payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements, the traffic impacts are

less than significant. The cumulative impact will be partially mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures- Item XV-1:

MM XV.1 The project will be subject to the payment of traffic impact fees that are in effect in this area (Placer East Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County Department of Public Works prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current estimated fee is \$3,148.00 per Dwelling Unit Equivalent. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

Discussion- Item XV-2:

The project proposal would result in the creation of 25 residential lots. The level of service standard established by the County General Plan for roads affected by project traffic will not be exceeded.

Discussion- Item XV-3:

The project will have no impacts on vehicle safety due to roadway design features.

Discussion- Item XV-4:

For five to six months of the year the proposed homes will be snowbound in that the roads accessible during late spring, summer, and early fall will not be plowed in the winter to allow rubber tire access. This is a condition consistent with the other single family homes already constructed in the Sugar Bowl snowbound village, wherein the serving fire protection district currently operates satisfactorily. When services are requested, or required the responding agency is dispatched and met at a pre-arranged location by Sugar Bowl staff. Emergency service personnel and equipment are then transported via a snow capable vehicle to the site of fire, medical, or other emergency. For redundant fire protection, all new residential construction in Sugar Bowl is required under ordinance to include interior sprinkler systems. Sugar Bowl maintains clearance around fire hydrants and standpipe extensions during the snowbound season to ensure water is available to fight fire. A Fire Department will serve letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. Therefore, the proposed project's impacts associated with emergency access are less than significant. No mitigation measures are required.

Discussion- Item XV-5:

The applicant has proposed sufficient parking for the project.

Discussion- Item XV-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists.

Discussion- Item XV-7:

The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XV-8:

The residential subdivision project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or			X	

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expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				
3. Require or result in the construction of new onsite sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion- Items XVI-1,2,5,6:

The project site is within the service area of the Donner Summit Public Utility District. Donner Summit Public Utility District has provided a letter dated May 6, 2008 constituting a commitment to supply water and sewer service to the project. It is anticipated that infrastructure requirements will be sufficiently met to fully service the project.

Water and sewer lines are located in Mule Ears Drive and pass through the project site. No construction of offsite sewer/water infrastructure is required. The proposed project's impacts associated with sewer and water facilities are less than significant. No mitigation measures are required.

Discussion- Item XVI-3:

The project will not require or result in the construction of new on-site sewage disposal systems.

Discussion- Item XVI-4:

The project proposes additional storm drainage collection and conveyance facilities to connect to the existing storm drain system. The applicant has demonstrated through a Preliminary Drainage Report by TLA Engineering and Planning Inc., dated August 2008, that the existing storm drain facilities are adequate to handle the project's flows, with one exception. There is an offsite culvert at Mule Ears Drive which does not have capacity to handle existing flows. However, peak flows are not increased over pre-project flows with development, therefore, there are no impacts to the offsite culvert. The construction of the onsite stormwater conveyance system is not expected to cause significant environmental effects. The proposed project's impacts associated with storm water drainage facilities are less than significant. No mitigation measures are required.

Discussion- Item XVI-7:

The project is a snowbound village during the winter months. Placer County Environmental Health Services requires a solid waste management plan which details the removal of refuse for all of the residences within the snowbound village area. A condition of project approval will be required to ensure that refuse is picked up twice a week at the residences by a snowcat during the winter or a dumpster truck in the summer by Sugar Bowl Village Services staff. The resulting solid waste will be deposited in several large dumpsters on the West Bay Parking Lot. The dumpsters used for the storage of the solid waste utilize a counterbalanced lid to prevent wild animal access. Tahoe Truckee Disposal Service provides disposal service for Sugar Bowl Ski Resort and will pick up the waste on Mondays and Thursdays as needed.

This project will be served by the Lockwood Landfill in Nevada which has sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with the local and state regulations. As such, this impact is less than significant and no mitigation measures are required.

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E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

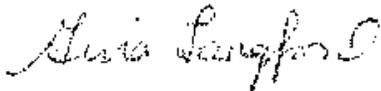
<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Department, Stacy Wydra, Chairperson
 Engineering and Surveying Department, Sarah K. Gillmore
 Department of Public Works, Transportation
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Tom R. Thompson
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Bob Eicholtz/Brad Albertazzi

Signature  Date November 20, 2009
 Gina Langford, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES:

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am

to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input type="checkbox"/> Grading Ordinance	
	<input type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting and Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey and Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
	<input type="checkbox"/> _____	
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater and Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
	Environmental Health Services	<input checked="" type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input checked="" type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/> _____	

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Gondola-North Homesite Initial Study & Checklist continued

		<input type="checkbox"/>
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input checked="" type="checkbox"/> Construction Emission and Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input checked="" type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic and Circulation Plan
		<input type="checkbox"/>
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
<input type="checkbox"/>		

Urbemis 2007 Version 9.2.4

Summary Report for Summer Emissions (Pounds/Day)

File Name:

Project Name: Gondola North PSUB T20080310

Project Location: Mountain Counties Air Basin

On-Road Vehicle Emissions Based on: Version : Emission2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2010 TOTALS (lbs/day unmitigated)	4.25	33.81	19.69	0.00	230.01	1.80	231.80	48.04	1.65	49.69	3,134.71
2010 TOTALS (lbs/day mitigated)	4.25	33.81	19.69	0.00	52.16	1.80	53.96	10.89	1.65	12.55	3,134.71
2011 TOTALS (lbs/day unmitigated)	11.27	16.50	17.33	0.00	0.02	1.16	1.19	0.01	1.07	1.08	2,089.48
2011 TOTALS (lbs/day mitigated)	11.27	16.50	17.33	0.00	0.02	1.16	1.19	0.01	1.07	1.08	2,089.48

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	1.80	0.32	1.25	0.00	0.00	0.00	401.69

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	3.56	3.95	40.09	0.02	3.54	0.69	2,058.27

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ATTACHMENT A

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8/14/2009 11:53:00 AM

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	5.36	4.27	41.34	0.02	3.54	0.69	2,459.96

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COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

HEARING DATE: Feb. 11, 2010
ITEM #: 1
TIME: 10:05 am

TO: Placer County Planning Commission

FROM: Stacy Wydra, Senior Planner

DATE: January 19, 2010

SUBJECT: PSUB20080310 Rezoning/Vesting Tentative Map/Conditional Use Permit/Variance/ Mitigated Negative Declaration (SCH No. 2009092060) Gondola North Homesite Subdivision

GENERAL PLAN AREA: Placer County General Plan

GENERAL PLAN DESIGNATION: Resort and Recreation (REC)

STAFF PLANNER Stacy Wydra, Senior Planner

LOCATION: The proposed project is located along the northern edge of the "snowbound area" of Sugar Bowl's Village Core area on Mule Ears Drive, within the Sugar Bowl Ski Resort, three and a half miles southeast of Interstate 80, south of Donner Pass Road (Old United States Highway 40).

APPLICANT: TLA Engineering & Planning on behalf of Mountain Lincoln, LLC.

PROPOSAL:

The applicant is requesting approval of the following entitlements:

- o Rezoning of approximately 6.1 acres of FOR (Forestry) and approximately 4.07 acres of O (Open Space) to approximately 10.5 acres of RS-B-8 (Residential Single-Family combing Minimum Building Site of 8,000 square feet on Assessor Parcel Numbers 069-320-063 and 069-070-029, respectively.
- o Rezoning of approximately 4.10 acres of RF-DR (Residential Forestry-Development Reserve) to Open Space of Assessor Parcel Number 069-070-043.
- o A Vesting Tentative Subdivision Map to subdivide 11.28 acres of Assessor's Parcel Number 069-320-063 and 0.21 acres of Assessor's Parcel Number 069-070-029 into 25 residential lots.
- o Designate Parcel A of the Vesting Tentative Subdivision Map as maintenance of an overhead and over-ground transportation corridor.

- o Designate Parcels B and C of the Vesting Tentative Subdivision Map for the purpose of open space preservation.
- o Conditional Use Permit for the relocation and construction of the "village access chairlift" and rope tow.
- o Variance to exceed the 30-foot required residential building height limit to a maximum of 35 feet.

CEQA COMPLIANCE:

A Mitigated Negative Declaration has been prepared for this project pursuant to Section 15070 of the California Environmental Quality Act Guidelines and Section 18.16.010 of the Placer County Environmental Review Ordinance. The Mitigated Negative Declaration is attached and must be found adequate to satisfy the requirements of CEQA by the Planning Commission. Recommended findings for this purpose are attached.

PUBLIC NOTICES:

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sierra Sun* newspaper. Other appropriate public interest groups and citizens were sent copies of the Public Hearing Notice, staff report and draft conditions of approval. Comments received have been addressed in the analysis section of this report.

BACKGROUND:

Established in 1939, the Sugar Bowl Resort is one of the original ski resorts of Placer County, located south of Old Highway 40, at the Donner Summit area. In addition to the ski facilities, the Resort features a number of home sites (primarily single-family, but including some multiple family residential units), used almost exclusively as vacation homes.

The existing Sugar Bowl Resort comprises approximately 700 acres of land. The primary residential and commercial core within the overall facility encompasses approximately 80 acres of the overall property. Those 80 acres, commonly referred to as the "Village Core", currently contains the Village Lodge, residential vacation cabins, the Snow White cooperative lodge, the Chalet Townhomes, as well as various maintenance and ski related operations.

The development is unique in Placer County in that during the winter months, it is mostly a "snowbound" community, not serviced by means of plowed roads, and accessible only by an aerial tramway (enclosed, six-passenger gondola cars), linking the Highway 40 facilities to the main village facilities. In recent years, an access road has been constructed on the east side of the resort that provides year-round access to that portion of the resort. The home sites proposed with this development, however, would continue to be part of the "snowbound" village.

Over the past fifteen years a number of subdivisions, Sugar Bowl Unit II, Chalet, Sugar Bowl Unit III, The Meadows, and the Mt. Judah Residential Expansion, have been

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reviewed and approved by both the Placer County Planning Commission and Board of Supervisor's.

	GENERAL PLAN DESIGNATION	ZONING
SUBJECT PARCEL	REC (Resort and Recreation)	FOR (Forestry) O (Open Space)
NORTH	AG/T - 80 ac min (Agricultural/Timberland - 80 acre minimum)	RES (Resort)
SOUTH	REC (Resort and Recreation)	O (Open Space) RM-PD 2.0 ac (Multi-Family Residential - Planned Development, 2 acre minimum) RM-PD-6.1 (Multi-Family Residential - Planned Development, 6.1 acre minimum) RS-B-8 (Single-Family Residential - combining Minimum Building Site 8,000 square feet)
EAST	RR (Rural Residential) REC (Resort and Recreation)	O (Open Space) FOR (Forestry)
WEST	REC (Resort and Recreation)	O (Open Space) FOR (Forestry) RF-DR (Residential Forestry - Development Reserve)

ANALYSIS:

This proposed project has been designed to conform to the applicable Placer County General Plan policies and standards and the applicable standards of the Zoning Ordinance, with the exception of the Variance request to the maximum residential building height which is discussed and supported within this staff report.

General Plan/Community Plan Consistency

The proposed project was designed to conform to the Placer County General Plan. Staff has concluded that the project is consistent with the applicable programs and policies set forth in the Placer County General Plan. The project is located in the Resorts and Recreation (REC) General Plan Land Use Designation. This designation is applied to mountain, water-oriented, and other areas of existing potential public and commercial recreational use, where such uses can occur without a conflict to surrounding rural and/or

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agricultural uses. Typical land uses allowed include: parks, camping facilities, ski and other resort facilities, including residential, transient lodging, and commercial uses in support of such facilities, necessary public utility and safety facilities, and similar and compatible uses. Five different zoning districts are identified by the General Plan as consistent with the designation. Residential Single-Family is one of the five zoning districts consistent with the General Plan designation. Therefore, it can be determined that if the rezone is approved, the rezone of the property from Forest and Open Space to Residential Single-Family would continue to be consistent with the existing General Plan designation.

Employee Housing

Placer County Housing Element Policy A.14 requires that all resort projects provide housing for 50 percent of the employees generated by a project. The project would result in the creation of 25 new single-family lots. The project will not displace any existing housing and the construction of new housing elsewhere will not be required as a result of this project. However, in order to comply with the Placer County Housing Element Policy A.14, the project shall provide for two employee housing units (the County shall require new development in the Sierra Nevada area to provide for employee housing equal to at least 50 percent of the housing demand generated by the project). This project is estimated to required three full-time employee equivalents for the five months of winter and 0.75 full-time employee equivalents for the remaining seven off-season months, which correlates with existing staffing levels and will satisfy Policy A.14 of the Housing Element.

In 2007, Sugar Bowl Corporation has an inventory of employee housing for up to 123 employees, and a demand based on past entitlements of 41 beds, yielding 82 unused beds, (pursuant to Condition Number 51 of the Mt. Judah Residential Expansion Project (PCPB 20040593). The Gondola North project is also required to make available affordable housing to 50 percent of the new employees generated by the project. Therefore, of the remaining 82 beds of the Sugar Bowl Corporation employee housing, three housing units will be allocated to this project, leaving 79 beds available for future use. The staff has determined that the existing employee housing provided by the Sugar Bowl Corporation will be sufficient to provide for the employees generated for this proposed project. These requirements will not displace any existing housing that would require construction of replacement housing.

With the implementation of the employee housing requirements outlined above, the proposed project will be consistent with the Placer County Housing Element and the Placer County General Plan.

Zoning Consistency

If the rezone request from O to RS-B-8 is granted, the project as designed would be consistent with the standards for the RS-B-8 zoning district. The RS (Residential Single-Family) zone district is intended to provide areas for residential development characterized by detached single-family homes in standard subdivision form. The combining minimum Building Site –B-8 indicates a minimum building site of 8,000 square

feet with established setbacks of twelve and one-half (12 ½) feet for any portion of a structure for the front setback; a minimum of five feet for one story; minimum of seven and one-half feet for two or more stories for the side setback, and; a minimum of ten feet for the rear setback. The purpose and intent of the combining minimum Building Site (-B) is to provide for different parcel sizes in new subdivision than would otherwise be required by an applicable zone district, based upon special characteristics of the site or area to which the combining district is applied, including but not limited to sensitive environmental characteristics, limited resource capacities, and community character.

Staff has concluded that the project as designed complies with the requirements and standards of the RS-B-8 zoning district including the required setbacks, minimum lot width.

Rezone Request

As noted above, the proposed project includes a request to rezone approximately 6.1 acres of FOR (Forest) and approximately 4.07 acres of O (Open Space) to approximately 10.5 acres of RS-B-8 (Residential Single-Family with a minimum Building Site area of 8,000 square feet and a rezone of approximately 4.10 acres of RF-DR (Residential Forestry – Development Reserve) to O (Open Space). The purpose of the 10.5 acre rezone request is to accommodate the 25 residential single-family lots. The purpose of the rezone of the 4.10 acres rezoned from RF-DR to O is to off-set the approximate 4.07 acres of Open Space rezoned as a result of the proposed subdivision.

As set forth in Section 17.14.010 A (Open Space – Purpose and Intent) of the Zoning Ordinance, the Open Space zone district is intended to protect important open space lands within Placer County by limiting allowable land uses to low intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and critical public facilities.

The purpose of the Residential – Forest - Development Reserve zoning district is to provide opportunities for rural residential living in the forested, mountainous areas of Placer County.

As discussed within the "Background" section of this staff report a number of subdivisions have been approved within the Sugar Bowl development area over the past 15 years. The following table provides information pertaining to the subdivisions approved and associated rezones:

Name of Subdivision	Project Description	Rezone
Sugar Bowl Unit II	Subdivision of six residential lots	Yes: Approximately 0.4 acres from Open Space to Residential Single-Family with a combining building site size of 20,000 square feet
The Chalet	12 Townhome Residential	Yes: 1.95 acres from Recreation-

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	Development	<p>Forestry and Forest Residential-Development Reserve to Residential Multi-Family with a Planned Residential Development overlay</p> <p>0.39 acres of Open Space required for the Planned Development</p> <p>1.04 acres of Open Space provided exceeding the Planned Development Open Space requirement of 0.39 acres</p>
Sugar Bowl Unit III	30 residential lots comprising areas known as the <i>Christmas Tree, Lincoln Reserve, Crow's Nest and North Village</i>	<p>Yes:</p> <p>8.1 acres of Lincoln Reserve, Christmas Tree, and Crow's Nest subdivision rezoned from Open Space to Residential</p> <p>+19.25 acres of Residential-Forest rezoned to Open Space</p> <p>Contributed \$2,000 per residential unit to the County's Open Space Preservation Trust Fund</p>
The Meadows	12 Unit Multi-Family Residential Project	<p>Yes:</p> <p>2.4 acres from Residential Forest Development Reserve to Multi-Family Residential</p> <p>0.462 acres Open Space required for the Planned Development</p> <p>+59.538 acres zoned for Residential-Forest-5 acre-PD-0.2 to Open Space</p>
Mt. Judah Residential Expansion (Planned Development)	62 Unit Condominium Development	<p>Yes:</p> <p>Required Open Space = 3.74 acres</p> <p>Provided: 6.18 acres Residential Forest Development Reserve to Open Space</p> <p>+ 2.44 acres of Open Space</p> <p>42 acres Residential Forest Development Reserve to Forest zoning</p>

The total Sugar Bowl Development Area acreage is approximately 1,900 acres (inclusive of all properties owned by others but within the Sugar Bowl Development Area), of which 697 acres are under use permit from the United States Forest Service. As a result of the previous approved subdivisions within the Sugar Bowl area a total of 8.5 acres have been rezoned from Open Space to Residential. With the proposed project (4.07 acres), if approved, a total of 12.58 acres within the Sugar Bowl area will have been rezoned from Open Space to Residential. However, approximately 82.3 acres of Open Space have been created, i.e. rezoned from other zoning districts to Open Space as a result of the subdivisions, exclusive of the required open space for Planned Residential Developments. With the proposed project 0.03 acres, (4.10 acres minus 4.07 acres); approximately 82.298 acres of open space will remain within the Sugar Bowl development area.

The area proposed for the development of the subdivision does not for the most part, represent exceptional "open space values" such as preservation of environmentally sensitive areas, wildlife habitat, or outdoor recreational benefits. The compensation area is located within an area that would allow for recreational benefits to the existing residents, i.e. hiking in the summer and skiing in the winter; additional advantages for providing a buffer between the existing residences and wildlife habitat.

In summary, the project will not decrease the existing amount of open space within the Sugar Bowl development area and a no-net loss of Open Space. With the approval of the rezone request, the proposed project will be consistent with both the General Plan land use designations for the property, and the zoning will be consistent with the General Plan land use designations.

Variance to the Building Height Requirement

A Variance is requested for the increased residential building height per Section 17.52.040.C.2. (Building Site, Combining District Requirements, Maximum Building Height) of the Placer County Zoning Ordinance provides for the maximum building height of thirty (30) feet on lots less than twenty thousand (20,000) square feet and thirty-six (36) feet on lots that are twenty thousand (20,000) square feet or larger. The project proposes lot sizes of a minimum of eight thousand (8,000) square feet. A Variance is requested to allow for a height of thirty-six feet be allowed for the single-family residences constructed on the newly created lots. Previous Variances to height have been granted for residences within the Sugar Bowl Development area. The increased height of these residences demonstrates that the additional height allowance for this subdivision will not be inconsistent with the project's surroundings or character. Furthermore, the amount of snow that can accumulate presents a hardship not experienced by all persons within the County and granting the Variance would not cause harm to the health and/or welfare of the people of the County.

Access, Circulation, and Parking

The project site has frontage on Mule Ears Drive, a County non-maintained road, and proposes the construction of a 25 unit residential subdivision. The road system designed to serve this subdivision includes the construction of two additional cul-de-sac road

systems to service the project. The proposed project will generate increased traffic volumes on area roadways, contributing towards a cumulative impact on the transportation system. The project is subject to Article 15.28.010 of the Placer County Code which establishes a road network Capital Improvement Program. Therefore, the project will be required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. Staff has concluded that with the payment of these required fees the project will not result in a traffic impact to the project or to surrounding existing development.

The project site is unique in that from approximately May to late October access to the project site will be via rubber tire access from the Mt. Judah ski area parking lot. Although the residences will not have garages, parking at the individual home sites would be provided on the driveway or attached parking pad sized for two vehicles. The driveways and parking pads will be constructed of eight inch deep Class 2 aggregate topped with two inches of crushed ¾ inch rock. The roads serving the driveways will be an eighteen foot wide pavement section consisting of three inches asphaltic concrete over eight inches of Class 2 aggregate base.

In the winter however, the project site will remain snowbound and will only be accessible by snow cat, gondola or chairlift and then walking from the gondola shack. Winter parking will be provided in the current Sugar Bowl parking structure where fifty (50) parking spaces will be reserved for the homes of the Gondola North Homesite Subdivision. In turn those same parking spaces will no longer be available to the general public, thereby resulting in a decrease in the number of parking spaces available to the general public on ski days. Staff has concluded that the parking situation is adequate to serve the proposed subdivision based on existing conditions.

Chairlift and Rope-tow Improvements

The existing southern terminus of the backup "village access chairlift" (this chairlift provides redundant transportation when the Gondola is not in operation) is proposed to be relocated approximately 560 feet north of the proposed subdivision. The current chairlift terminus will be replaced with a surface handle tow system or also known as a rope tow for purposes of personal ski-bound transportation to and from the site to the main lodge area. A Conditional Use Permit is required for this operation to ensure the project site is suitable to accommodate the proposed use. Staff has concluded that the chairlift and new rope tow will not create a land use conflict.

Grading

The project would result in the disturbance of approximately 3.5 acres of the currently vacant 65 acre site (approximately) for the construction of on-site roadways and associated utilities for the 25 unit residential subdivision. Grading activities are associated with the installation of the roadway improvements, and underground utilities. The project proposes soil cuts and fills of up to approximately 2.5 feet maximum with all resulting of finished grades to be no steeper than 2:1. The site earthwork is expected to balance, with approximately 300 cubic yards of earth moved onsite.

According to the Preliminary Geotechnical Study by Holdrege & Kull, dated May 9, 2008, the soil at the project site has a high erosion hazard. The disruption of soils on this primarily undeveloped property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. It is primarily the grading for roads and trenching for utilities that are responsible for accelerating erosion and degrading water quality. The proposed project's impacts associated with grading, the deposition or soil erosion or changes in siltation will be mitigated to a less than significant level by implementing the recommended mitigation measures of the Mitigated Negative Declaration.

Areas located within the 0.59 acres of designated wetlands, wetland habitat, ephemeral stream and the roadside ditch (determined by the United States Army Corps of Engineers to be jurisdictional) as depicted on the Vesting Tentative Map will remain zoned as Open Space and will be further protected by easements to ensure no grading is conducted within these areas, as recommended as conditions of approval.

Lot 25 is proposed within the steepest area of the proposed subdivision and the development on this lot could result in significant grading and/or visual impacts. Subsequently, a condition of approval is recommended to ensure that the residential design on the lot is designed to minimize cuts and fills, minimize grading on the hillside to retain the natural shape of the topography, apply techniques to re-create natural-looking contours which would enable revegetation and provide for erosion control measures. The approach of the condition is to design the residence on the Lot to minimize disturbance and visual impacts.

Drainage

The project site generally slopes from south to north at approximately five percent. Conveyance of drainage runoff through the site is via overland sheet flow and natural drainage swales that traverse the property and eventually discharge to the South Yuba River. Two tributaries to the South Yuba River flow adjacent to the northern and western boundaries of the project.

The onsite drainage patterns and directions will be changed due to the construction of the proposed roadways, new homes and driveways, as well as underground utilities. However, the change in direction from existing onsite surface runoff is less than significant as the overall onsite watershed runoff continues to be conveyed to the same existing discharge points as the pre-development conditions and ultimately into the South Yuba River. It has been determined that these potential drainage impacts are less than significant.

Land Use Compatibility/Site Considerations

The project site is currently undeveloped; however similar development exists to the south and southeast of the project site with similar sized lots and uses.

Visual Impacts

The visual impacts of the developed project will be minimal. While there may be distant views of the roof-tops of the future residences from Historic Highway 40, these views are very distant and the tree cover in between is heavily dense providing an additional buffer. From the ground at the project site existing residents will be able to see the project, conversely, future residents of the project would see existing homes near the site. The project site will be a clustered residential development compatible with the existing residences. Furthermore, the design of the residences will be required to utilize natural materials and colors to better blend with the natural environment.

Lighting impacts to surrounding properties will be addressed with shielding and a Lighting Plan is required to be reviewed and approved by the Development Review Committee prior to the approval of the Improvement Plans for consistency with the Lighting Standards of the Placer County Design Guidelines as identified in the recommended Conditions of Approval.

Wetland Impacts

The approximate 11.49 acres project site contains approximately 0.59 acres of emergent wetlands, ephemeral stream and roadside ditch (determined by the United States Army Corps of Engineers to be jurisdictional), all of which will remain un-filled, controlled with separate proposed Open Space parcels and easements (see the recommended Conditions of Approval) to ensure the wetlands are undisturbed and not impacted by the proposed development. However, due to the amount of snow that can accumulate in the project area, pedestrian easements will be recorded over the wetland areas when the subdivision is "snowbound" and there is a minimum of two feet of snow. This will allow for skier travel across these areas when there is sufficient snow cover.

Mitigated Negative Declaration Issues and Impacts

In reviewing the proposed project, staff could not identify any impacts that could not be reduced to a less than significant level therefore resulting in the Mitigated Negative Declaration. On this basis, staff has determined that the Mitigated Negative Declaration for the Gondola North Homesite project is the appropriate environmental document for this project. The proposed Mitigated Negative Declaration prepared for this project was filed with the County Clerk's office and the State Clearinghouse.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration, as set forth in Attachment C (SCH No. 2009092060) as the applicable environmental document for this project pursuant to Sections 15063(b)(1)(B) (Initial Study), 15062(a) (Notice of Determination) of the CEQA Guidelines.
2. Recommend to the Board of Supervisors approval of the Rezoning for the Gondola North Homesite Subdivision project, including:

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- a. Rezoning of approximately 6.1 acres of FOR (Forestry) and approximately 4.07 acres of O (Open Space) to approximately 10.5 acres of RS-B-8 (Residential Single-Family combining Minimum Building Site of 8,000 square foot minimum.
 - b. Rezoning of approximately 4.10 acres of RF-DR (Residential Forestry-Development Reserve) to O (Open Space).
3. Approve the Vesting Tentative Map to subdivide 11.28 acres of Assessor's Parcel Number 069-320-063 and 0.21 acres of Assessor's Parcel Number 069-070-029 into 25 residential lots for the future construction of single family homes in the RS-B-8 zone of the Resorts and Recreation General Plan designation, a lot (Parcel A) for the purposes of maintenance of an overhead and over-ground transportation corridor and two additional lots (Parcels B and C) for the purpose of Open Space preservation.
4. Approve the Conditional Use Permit for the relocation of the "village access chairlift" and construction of a new rope tow.
5. Approve the Variance to exceed the 30 foot required residential building height limit to a maximum of 35 feet.

FINDINGS:

CEQA Findings

The Planning Commission finds that all environmental impacts associated with this project known as the Gondola North Homesite Subdivision were adequately addressed in the Mitigated Negative Declaration prepared for the project, and the implementation of the applicable mitigation measures identified in the Mitigated Negative Declaration will reduce all identified impacts to less than significant levels.

Vesting Tentative Subdivision Map Findings:

1. The Vesting Tentative Subdivision Map, as set forth in Attachment A, is consistent with the programs and policies set forth in the Placer County General Plan, as detailed in the staff report to the Planning Commission for the Gondola North Homesite Subdivision project, dated January 28, 2010.
2. The design or improvement of the proposed subdivision is consistent with the Placer County General Plan, as detailed in the staff report to the Planning Commission for the Gondola North Homesite Subdivision project, dated January 28, 2010.
3. The project site is physically suitable for the type of development proposed, as detailed in the staff report to the Planning Commission for the Gondola North Homesite Subdivision project, dated January 28, 2010.

4. The project site is physically suitable for the density of development proposed, as detailed in the staff report to the Planning Commission for the Gondola North Homesite Subdivision project, dated January 28, 2010.
5. The design of the subdivision or the proposed improvement are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats. As detailed in the staff report to the Planning Commission for the Gondola North Homesite Subdivision project, dated January 28, 2010, a Mitigated Negative Declaration for the Gondola North Homesite Subdivision has been prepared and circulated, and the environmental analysis prepared for this project concluded that all identified impacts are adequately mitigated to a less than significant level and addressed in the Mitigated Negative Declaration.
6. The design of the subdivision or type of improvements is not likely to cause serious public health problems. As detailed in the staff report to the Planning Commission for the Gondola North Homesite Subdivision project, dated January 28, 2010, a Mitigated Negative Declaration for the Gondola North Homesite Subdivision has been prepared and circulated, and the environmental analysis prepared for this project concluded that all identified impacts have been mitigated to a less than significant level.
7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at-large, for access through or use of, property within the proposed subdivision. Public roadways will be constructed to provide public vehicular access to the project site(s), and this proposed project does not propose to modify any of the public or private easements established.

Conditional Use Permit Findings

1. The proposed village access chairlift and rope tow and associated land uses are consistent with all applicable provisions of the Placer County Zoning Ordinance and all applicable provisions of other chapters of the Placer County Code. As detailed in the staff report to the Planning Commission for the Gondola North Homesite Subdivision project, dated January 28, 2010, through the use of the Single-Family Residential Combining District, Building Site with a minimum 8,000 square feet building lot size provisions (Section 17.52.040 of the Placer County Zoning Ordinance), the applicant has designed the proposed village access chairlift and rope tow limiting the amount of land disturbance associated with the proposed land uses.
2. The proposed village access chairlift and rope tow and associated land uses are consistent with the applicable policies and requirements of the Placer County General Plan, and any specific findings required by any of these plans are made through this approval.
3. The establishment, maintenance or operation of the proposed village access chairlift and rope tow will not, under the circumstances of this particular project, be

detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the area of the proposed project, or be detrimental or injurious to property or improvements in the surrounding vicinity or to the general welfare of the County. With the approval of the Mitigated Negative Declaration will ensure that there will be no environmentally significant impacts associated with the construction and relocation of the village access chairlift and rope tow.

4. The proposed village access chairlift and rope tow and associated land uses will be consistent with the character of the immediate area surrounding the project site and will not be contrary to the orderly development of the area. This project is a continuation of the development of the Sugar Bowl residential area. This project is consistent and compatible in design and development of similar apparatuses within the Sugar Bowl development area.
5. The proposed village access chairlift and rope tow and associated land uses will not generate a volume of traffic beyond the design capacity of all roads providing access to the project, either those existing or those to be improved with the project. The village access chairlift and rope tow will transport residents of the subdivision to the commercial area of the Sugar Bowl development area. As detailed in the staff report to the Planning Commission for the Gondola North Homesite Subdivision project, there are no significant impacts associated with the circulation pattern designed within the proposed subdivision. The village access chairlift and rope tow will only be utilized in the winter when there is snow on the ground.

Variance Findings

1. There are special circumstances applicable to the property, including weather conditions and because of such circumstances, the strict application of Section 17.60.100 of the Placer County Code would deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification in that due to exceptionally heavy amounts of snowfall warrants an additional height allowance for the proposed single-family residences.
2. The Variance authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district in that previous Variances were granted to the height in other subdivisions within the Sugar Bowl development area.
3. With the Board of Supervisors approval of the Rezoning, the Variance does not authorize a use that is not otherwise allowed in the zoning district.
4. The granting of the Variance does not, under the circumstances and conditions applied in the particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, nor injurious to nearby property or improvements in that the Variance to the residential building height is a result of the amount of snow accumulations within the Sugar Bowl area. Furthermore, it can be demonstrated by previously approved Variances to the residential building height that the granting of the

Variance will not adversely affect public health and safety and will not be materially detrimental to the public welfare nor injurious to nearby property or improvements.

5. The Variance is consistent with the Placer County General Plan in that the construction of single-family residences are consistent with the Placer County General Plan and the additional height of the single-family residences will not create an inconsistency with the General Plan.

6. The Variance is the minimum departure from the requirements of this ordinance necessary to grant relief to the applicant, consistent with the Variance findings listed above. It can be demonstrated by previously approved Variances to the residential building height and the construction of existing residences that exceed the 30 foot height requirement that the 36 feet is the minimum departure to design a residence in an area with heavy snow accumulations.

Rezoning Findings

Pursuant to County Code Section 17.60.090, the Planning Director, on behalf of the Planning Commission makes the following recommendation to the Board of Supervisors regarding the proposed amendment to the Placer County zoning maps:

1. The proposed rezoning of 6.1 acres of Forest (FOR) zoning and 4.07 acres of Open Space (O) intended to conform to 10.5 acres of Residential Single Family Building Site 8,000 square feet minimum (RS-B-8) zoning designation of Assessor Parcel Numbers 069-320-063 and 069-070-029 to accommodate the 25 residential lot subdivision, and the rezoning of 4.10 acres of Residential Forest – Development Reserve zoning district intended to conform to the zoned district of Open Space on Assessor Parcel Number 069-070-043 for the compensation of the 4.07 acres of Open Space to be rezoned for the subdivision.
2. The Planning Commission finds, and on that basis recommends to the Board of Supervisors, that the proposed rezoning is consistent with all applicable provisions of the Placer County Code and the Placer County General Plan.

Respectfully submitted,



Stacy Wydra, Senior Planner

ATTACHMENTS:

Attachment A—Vesting Tentative Map, Conditional Use Permit and Rezone

Attachment B—Recommended Conditions of Approval

Attachment C—Initial Study – Mitigated Negative Declaration

cc: Owner – Sugar Bowl, Mt. Lincoln, LLC c/o: Christopher Parker
Applicant – TLA Engineering and Planning, Attn: Brad Shirhall
Holly Heinzen – CEO Office
Karin Schwab - County Counsel's Office
Michael Johnson – CDRA/Planning Director
Paul Thompson - Deputy Planning Director
Steve Buelna – Supervising Planner
Rich Moorehead - Department of Public Works
Sarah Gilmore - Engineering & Surveying Department
Jill Kearney - Environmental Health Department
Angel Ringer - Air Pollution Control District
Andy Fisher - Parks Department
Subject/chrono files

